



TAILOR MADE
SALES & LETTINGS



Shottery Close

Mount Nod, Coventry, CV5 7HS

Asking Price £325,000



TOTAL FLOOR AREA: 1422 sq ft (132.1 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Meet with Reference C0022.



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Tailor Made Sales and Lettings are delighted to bring to market this excellent four bedroom, largely extended terrace, family home located in much sought after Mount Nod, an area synonymous with young families, taking advantage of the excellent primary school choices, wide range of local amenities and excellent transport links.

The property is located opposite a large open green and pathway alongside the brook, with under pass connecting Allesley Park.

The ground floor comprises a spacious entrance hallway with doors off a large through lounge / diner, modern fully fitted kitchen, with full width rear extension, creating a nice open plan dining spacious and downstairs WC. The kitchen has a range of modern wall and base units, integrated appliances and stunning range cooker.

The first floor comprises a three excellent sized bedrooms and a modern family bathroom. Stairs provide access to the second floor master suite.

The second floor has an off-suite modern shower room, comprising a shower enclosure, wash hand basin, WC and vanity unit, chrome heated towel rail and double glazed window. The master bedroom is a full loft conversion with dormer, double glazed window to the rear and central heating radiator, built in storage.

Full Property Summary

Entrance Hallway

Light and spacious hallway with doors to lounge diner and kitchen, stairs to first floor

Lounge/diner

Large double glazed window to front elevation creating a light lounge diner with feature fire, central heating radiator and rear window into kitchen extension. Fitted sideboard to the rear of the dining space.

Kitchen diner

Extended L Shaped kitchen diner with range of floor and wall mounted matching modern units, Range oven with gas hob and extractor. Built in under counter freezer, fridge, washing machine and dishwasher. Stainless steel sink with drainer. Central heating radiator, double glazed window and door opening out to the rear garden.

Cloakroom

Vanity unit housing WC and Sink, double glazed privacy window and central heating radiator.

Master Bedroom

Large spacious double bedroom located in the loft extension benefitting from an off suite shower room. Double glazed dormer window to rear elevation. Central heating radiator and eves storage.

Ensuite

Fully tiled shower room with double glazed privacy window to rear elevation. Shower cubicle, vanity unit housing sink, WC and storage.

Bedroom Two

Double bedroom with central heating, fitted wardrobe, radiator and double glazed window to front elevation.

Bedroom Three

Double bedroom with fitted wardrobe, central heating radiator and double glazed window to rear elevation.

Bedroom Four

Single bedroom with central heating radiator and double glazed window to front elevation.

Bathroom

Fully tiled with white suite consisting of Spa bath, sink and WC.

Garden

Lovely well maintained garden with composite decking,

lawned area and raised patio space. Lovely mature flower beds and garage with rear vehicular access.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the

property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



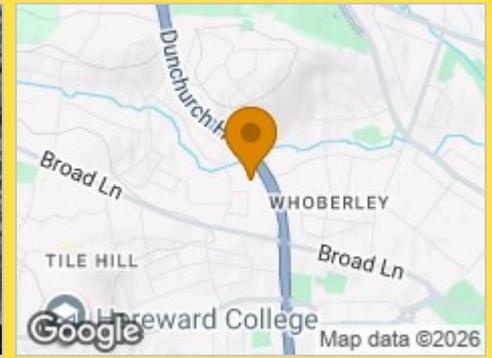
Road Map



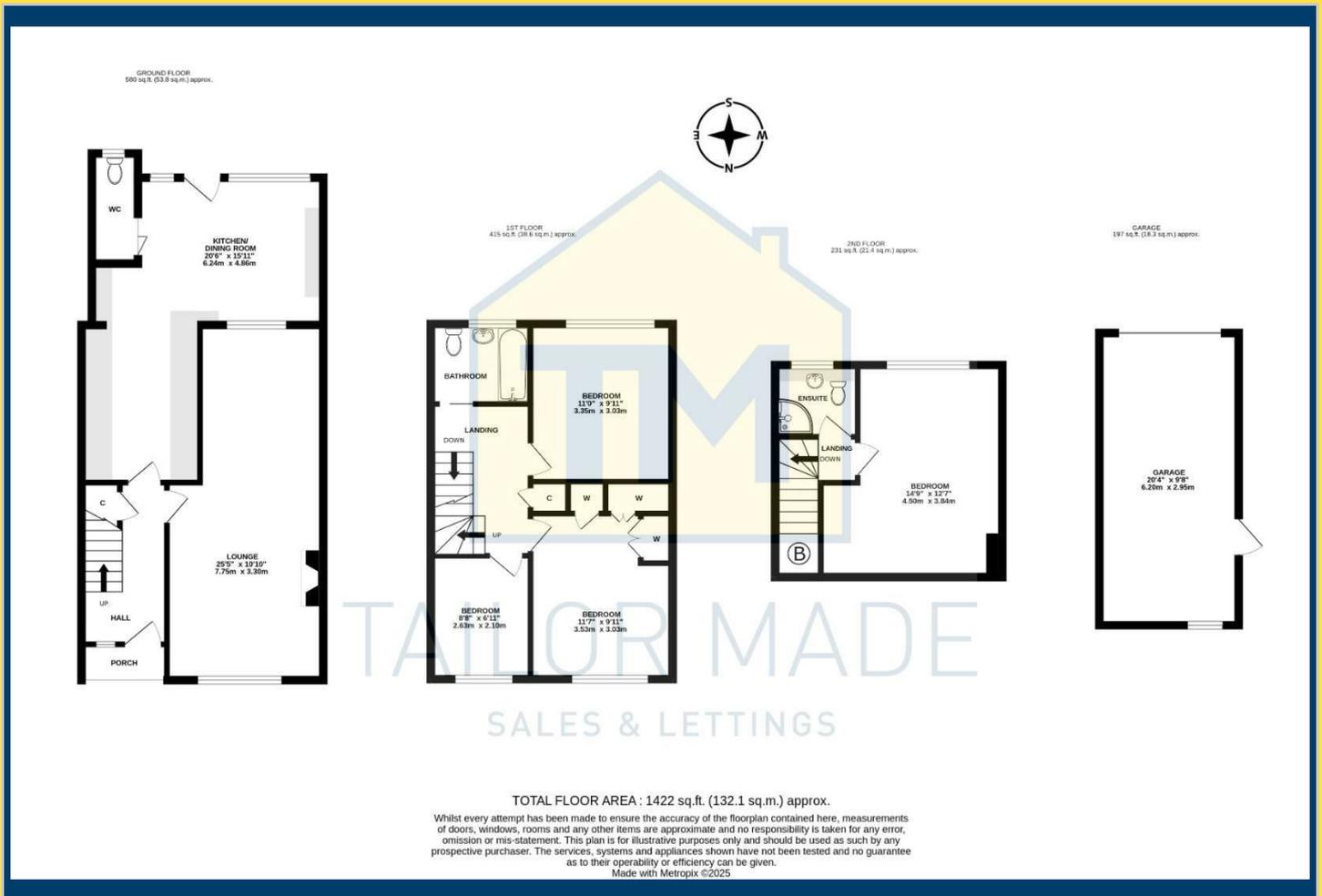
Hybrid Map



Terrain Map



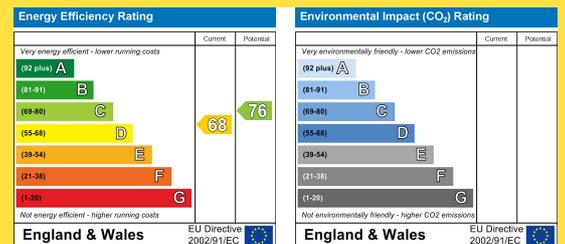
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.