



TAILOR MADE

SALES & LETTINGS



Beausale Croft

Mount Nod, Coventry, CV5 7HL

Asking Price £290,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent size three bedroom semi detached family home, tucked away on a quiet cul-de-sac in Mount Nod. An ideal opportunity for first time buyers or a young family, looking to add their own stamp and style on this excellent sized semi detached home, conveniently located within a leafy suburb of the city, set amongst a wide range of local amenities, shops, medical practices, excellent schooling and transport links.

There is off road parking to the front and side elevation with gated hardstanding leading to a single detached sectional garage. There is a front lawn which could be converted into additional parking and well kept rear garden with paved patio, lawn and mature shrub borders.

The ground floor accommodation comprises an entrance hallway, large through lounge / diner with plenty of natural light, double glazed window to the front elevation, gas fire, central heating radiator and double glazed patio doors to the garden. The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring electric hob, space for white goods, double glazed window overlooking the garden and glazed door to the side garden.

The first floor landing has a double glazed window to the side elevation, doors to all three bedrooms and the family bathroom.

Bedroom's one and two are excellent sized double bedrooms with fitted wardrobes, double glazed windows and central heating radiators. Bedroom Three is a good sized single bedroom or home office.

The suite in the shower room has been upgraded to include a corner shower enclosure, WC with wash hand basin and vanity unit, radiator and double glazed window.

Local amenities include a Morrisons Local, Co-Op store, cafe, hair salon, food takeaway and pharmacy. Local schooling includes St John Vianney, Mount Nod Primary and Park Hill

Primary. Secondary School options would be West Coventry Academy, Finham II and Westwood Academy.

Full Property Description

Entrance Hallway

Doors off to the lounge / diner and kitchen. Stairs to the first floor.

Lounge / Diner

Double glazed window to the front elevation, gas fire, central heating radiator and double glazed patio doors to the garden.

Kitchen

The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring electric hob, space for white goods, double glazed window overlooking the garden and glazed door to the side garden.

First Floor Landing

Double glazed window to the side elevation, doors to all three bedrooms and the shower room.

Bedroom One

Double glazed window to the front elevation, central heating radiator and built in wardrobes.

Bedroom Two

Double glazed window to the rear, built in wardrobes and central heating radiator.

Bedroom Three

Double glazed window to the front and central heating radiator.

Shower Room

The suite in the shower room has been upgraded to include a corner shower enclosure, WC with wash hand basin and vanity unit, radiator and double glazed window.

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

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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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be

presented.

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

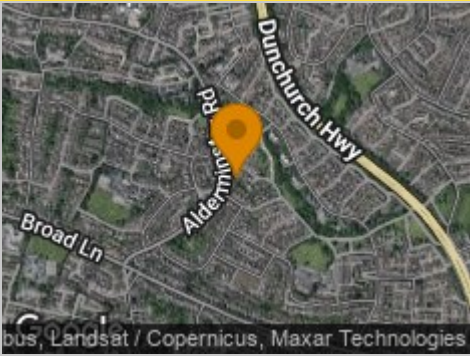
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



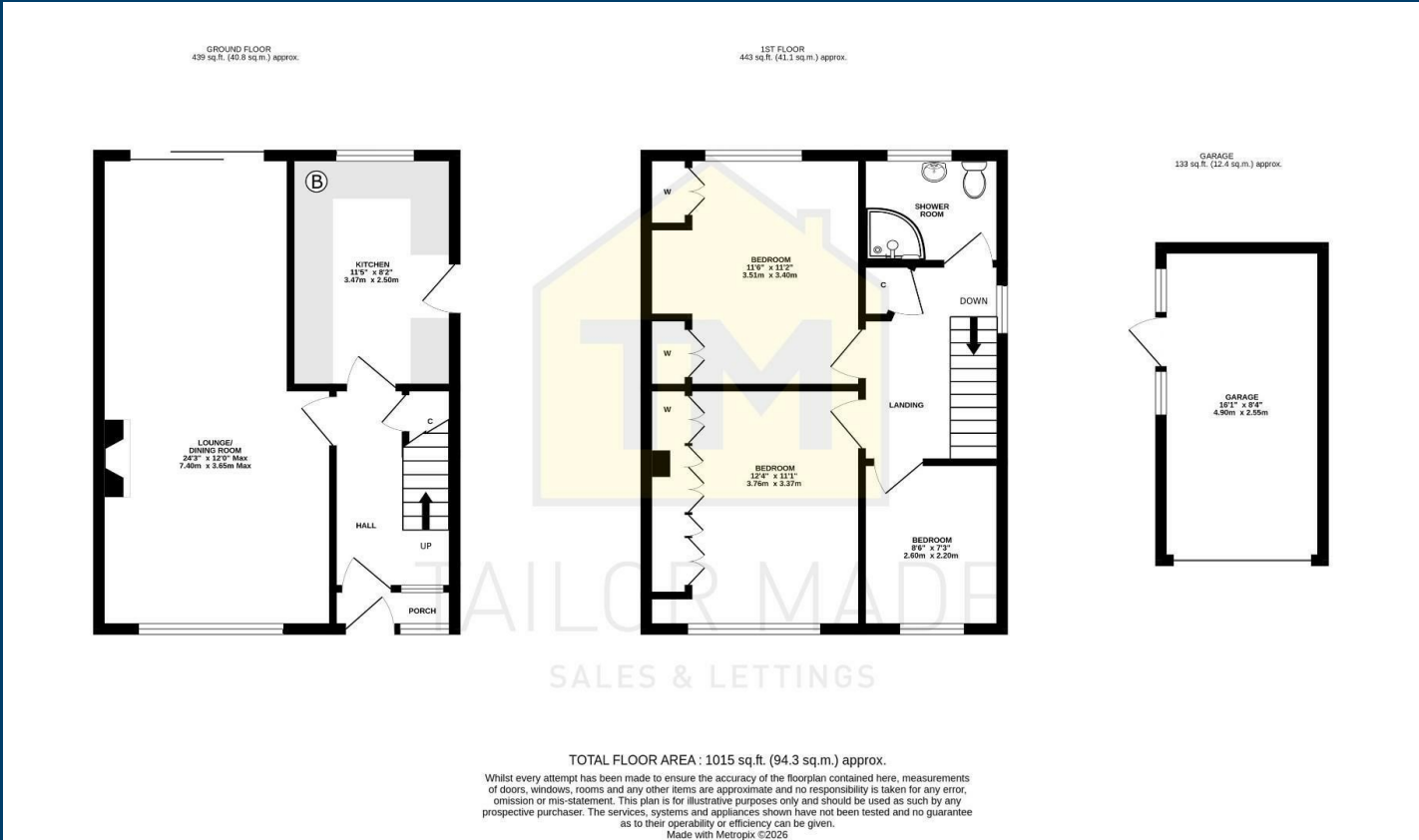
Hybrid Map



Terrain Map



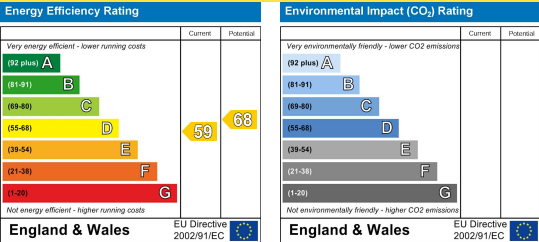
Floor Plan



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.