



TAILOR MADE
SALES & LETTINGS



Sutherland Avenue

Mount Nod, Coventry, CV5 7NB

Price Guide £230,000



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Property Overview

Tailor Made Sales & Lettings are pleased to market this smartly presented mid terraced property in the ever popular area of Mount Nod, West Coventry.

Benefitting from three bedrooms, excellent open plan living space, modern kitchen & bathroom, this property would make a fantastic first time purchase & would also be perfect for families.

To the front of the property there is a driveway for four vehicles, with two storage cupboards, whilst the rear of the property is served by a low maintenance rear garden with decked, astro-turfed & patio areas.

Front of Property

Front of Property with block paved driveway for up to four vehicles, two storage spaces & entrance to front of the property.

Reception/Dining Room

Open plan Reception/Dining with door to Kitchen & stairway to first floor.

Kitchen

Modern gloss cream Kitchen with a selection of wall & floor units, stylish patterned tile floor, ceramic sink, built under oven & electric hob.

Bedroom One

Double Bedroom to the rear aspect of the property.

Bedroom Two

Double Bedroom to the front aspect.

Bedroom Three

Well sized third Bedroom to the rear aspect of the property.

Family Bathroom

Modern Family Bathroom with anthracite vanity unit housing sink & toilet, L shaped bath with shower over, and towel drying radiator.

Rear Garden

Well sized low maintenance Rear Garden with patio, astro-turfed & patio areas.

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.

ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is

essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

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.

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



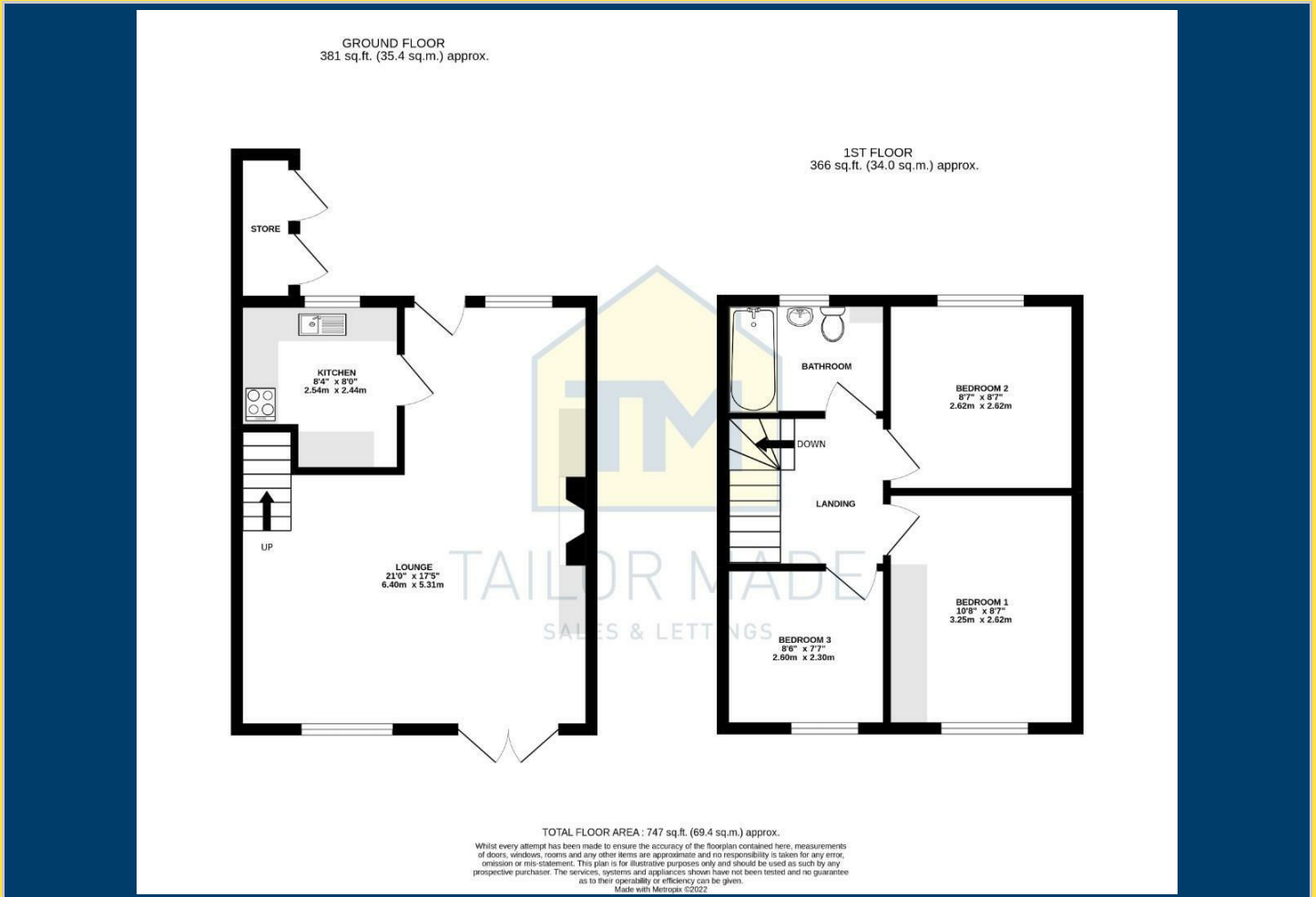
Hybrid Map



Terrain Map



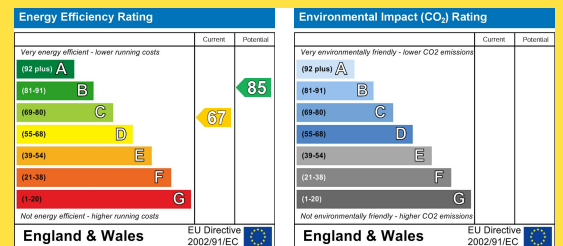
Floor Plan



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.