



TAILOR MADE
SALES & LETTINGS



Shelfield Close

Mount Nod, Coventry, CV5 7HR

Offers Over £250,000



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Introducing this extended three bedroom mid terraced family home with the benefit of a loft room, ground floor rear extension and downstairs WC in the desirable area of Mount Nod. Situated on a quiet residential road off Nod Rise, this excellent family home is situated within easy reach of popular local schooling including St John Vianney and Mount Nod Primary. There is also a large selection of local amenities, shops, food outlets and public transport links.

The property has a landscaped front garden which could be converted into off road parking and a low maintenance rear garden.

The ground floor accommodation comprises a spacious front entrance hallway, large through lounge / diner, fitted galley kitchen, an extension to the rear providing another reception room and a downstairs WC. There is a lot of scope of the ground floor to knock through to create an attractive open plan kitchen / diner and utility.

The first floor offers two spacious double bedrooms, a single bedroom and the family bathroom. There is also the benefit of a loft room.

The rear garden has a large decking area, pergola, summer house and paved seating area. All very low maintenance and fence enclosed.

Full Property Summary

Entrance Hallway

Storage cupboard, radiator, doors to the lounge / diner and kitchen, stairs to the first floor accommodation

Lounge / Diner

Double glazed window to the front elevation, two central heating radiators and sliding double glazed patio doors onto the rear reception room.

Kitchen

A range of fitted wall and base units, breakfast bar, space for freestanding cooker and hob, extractor fan above, call my sink drainer, space for white goods, door and glaze window into extended reception room.

Downstairs cloakroom

Double glaze window to the side elevation, WC, wash hand basin, chrome heated towel rail.

Extended reception room

Double glaze window and door onto the garden, two central heating radiators, sliding double glaze patio doors into the lounge diner.

First floor landing

Doors to all three bedrooms and the family bathroom. Stairs to the second floor loft room.

Bedroom one

Double glaze window to the front elevation, central heating radiator and built-in wardrobe.

Bedroom two

Double glaze window to the rear elevation, central heating radiator and built-in wardrobe.

Bedroom three

Double glaze window and central heating radiator

Loft room

Velux window and central heating radiator.

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.



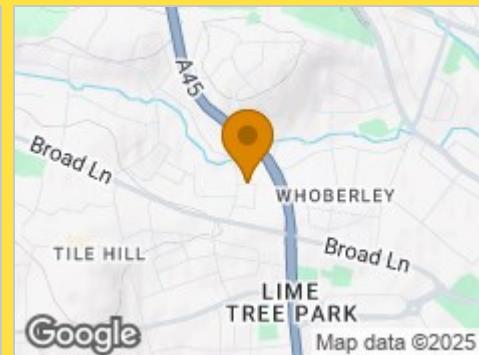
Road Map



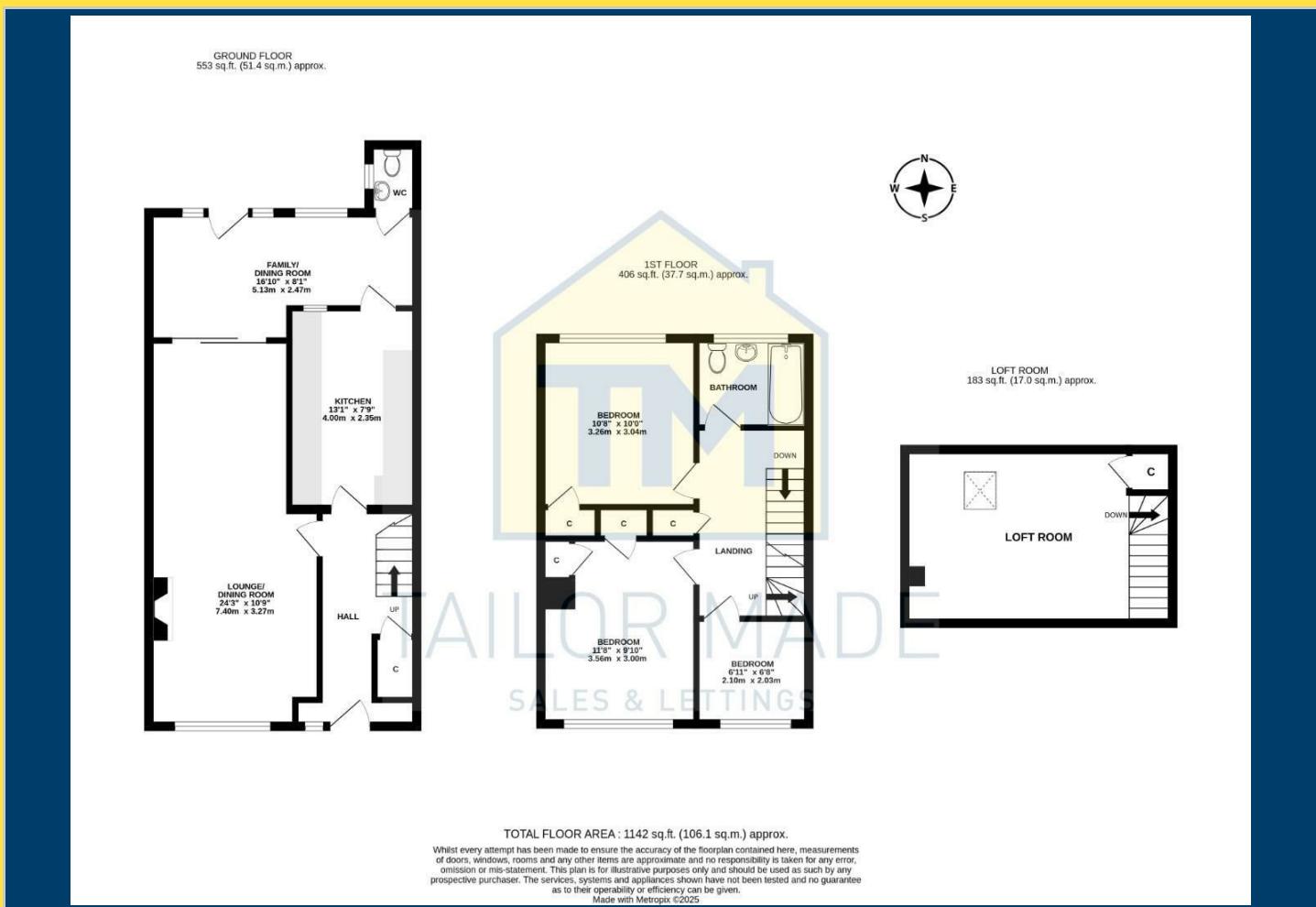
Hybrid Map



Terrain Map



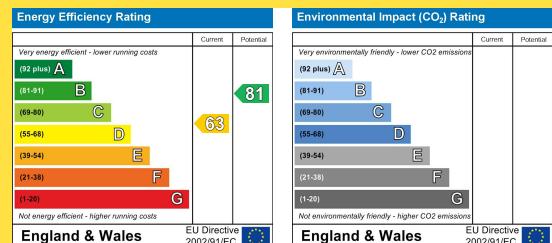
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.