



**TAILOR MADE**  
SALES & LETTINGS



## Beausale Croft

Mount Nod, Coventry, CV5 7HL

Offers In The Region Of £349,950



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Tailor Made Sales and Lettings are thrilled to bring to market this exceptional family home, tucked away on a peaceful cul-de-sac, adjacent to large open green space, with lovely walks through Mount Nod and the brook, also linking through to Allesley Park and neighbouring Eastern Green. This excellent property is perfectly positioned within easy reach of well respected primary schooling, such as Mount Nod Primary, Park Hill and St John Vianney, as well as being a short walk to bus stops, linking older children to West Coventry Academy, Westwood, Finham II and Heart of England Secondary School.

There is a wide range of local amenities including local cafe, Morrisons Connivence store, Co-Op, pharmacy, pubs and medical services.

The property has been largely extended, highly energy efficient and considerably renovated by the current owners, offering a stunning ground floor living area with spacious entrance hallway, modern downstairs WC, separate playroom / home office, utility / boot room, direct access into garage and stunning open plan kitchen / dining / living space, which could also be separated if you would prefer to have a cosy lounge.

The first floor has three excellent sized, well decorated bedrooms, comprising a two good sized doubles and an excellent single bedroom. There is a larger than average, modern bathroom with bath, shower over, wash hand basin with vanity unit and WC.

The garden has been landscaped, providing a lovely flagstone patio area, lawn, children's play area, mature shrubs, timber shed and fully fence enclosed with good condition panels.

Full Property Summary

## Entrance Hallway

Doors off to the lounge, store cupboard, cloakroom, playroom and open plan kitchen / diner.

## Lounge Area

Double glazed window to the front elevation on heating radiator space for an electric fire. Open plan to the kitchen / diner.

## Kitchen / Diner

A range of modern shaker style wall and base units, island unit with breakfast bar, integrated appliances including fridge freezer, oven, five ring induction hob, extractor fan, dishwasher and sink drainer. Large dining space, open plan to the lounge, double glazed window overlooking the garden, three Velux sky lights and double glazed patio doors to the garden.

## Downstairs WC

WC, modern metro tiling, wash hand basin.

## Playroom / Home Office

Sliding pocket door to the garage, double glazed door to the utility. Built in desk area,

## Utility

Power, drainage, plumbing, drying racks, double glazed window and door onto the garden.

## First Floor Landing

Doors off to all three bedrooms and the bathroom.

## Bedroom One

Double glazed window to the front elevation and central heating radiator.

## Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to the front elevation and central heating radiator.

## Bathroom

A modern, fully tiled bathroom, comprising a white suite including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, 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 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.

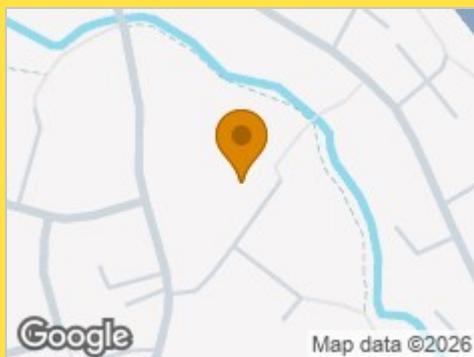
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## Money Laundering Regulations

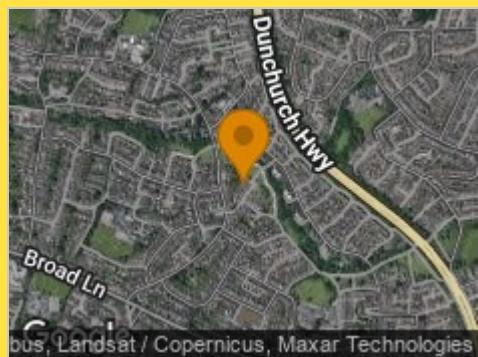
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



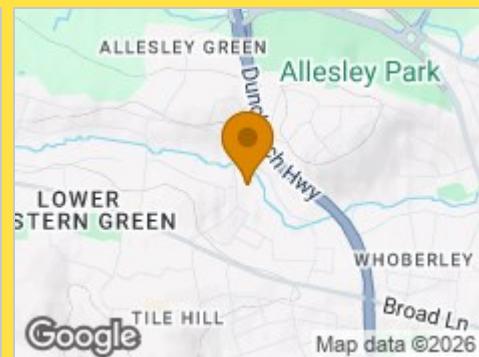
## Road Map



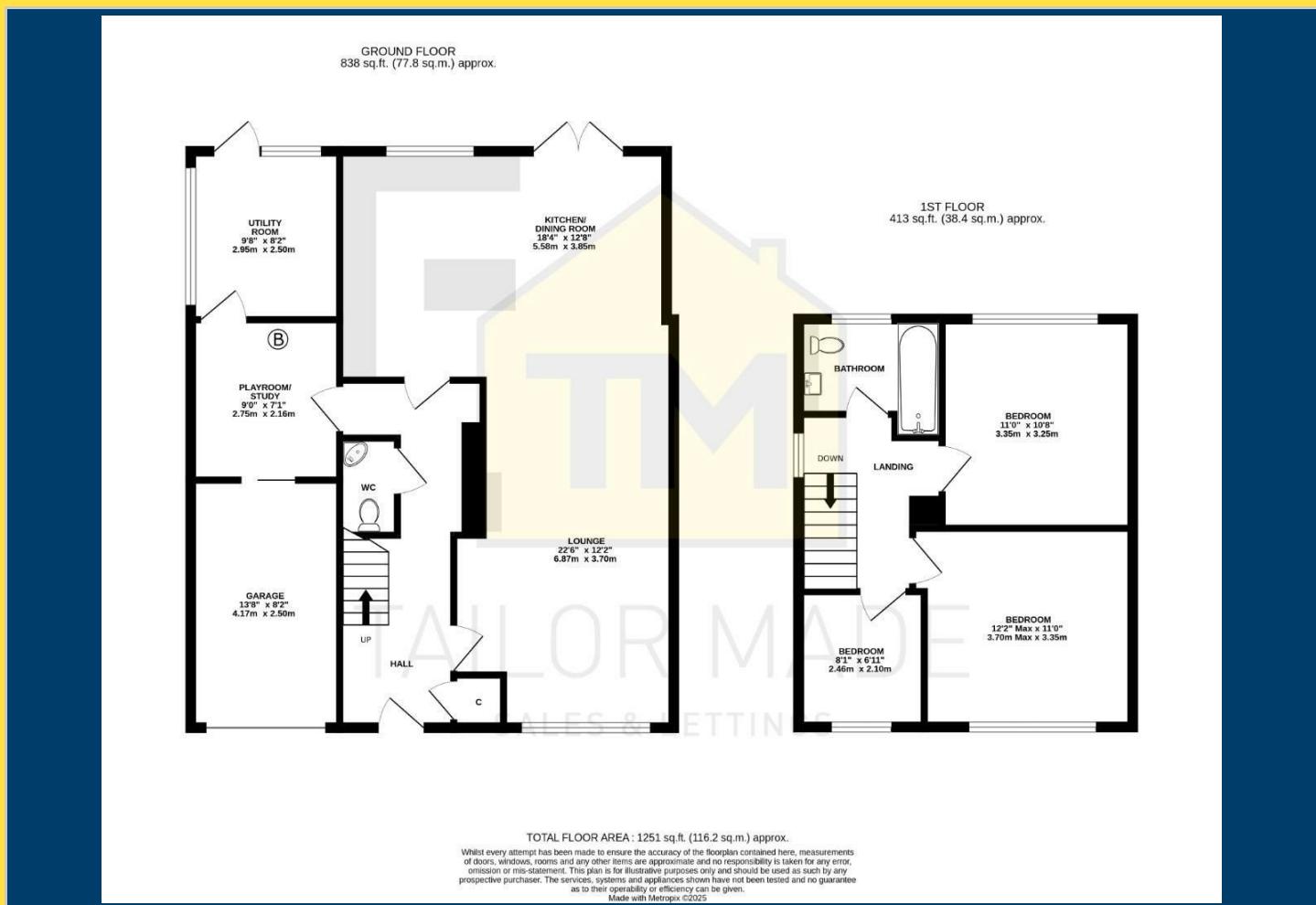
## Hybrid Map



## Terrain Map



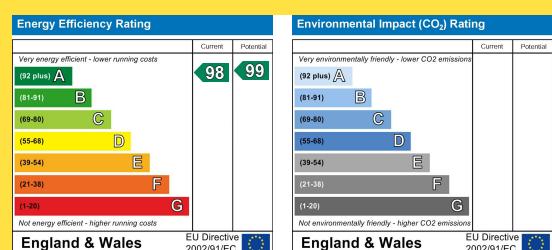
## Floor Plan



## 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.