



TAILOR MADE
SALES & LETTINGS



Nod Rise

Mount Nod, Coventry, CV5 7JP

Asking Price £395,000



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Tailor Made Sales and Lettings are delighted to bring to market this largely extended lovely modern family home, offering 3/4 bedrooms in the highly desirable area of Mount Nod Coventry.

The current owners have completed transformed this property into a stunning family home, during their ownership, with an attractive rendered facade with stylish windows and eye-catching front entrance. A full wrap around ground floor extension has been constructed, now providing a stunning open plan kitchen / dining / living area, high spec kitchen with integrated appliances, Quartz counter tops, bi-folding doors onto a beautiful landscaped rear garden, modern ground floor shower room, new additional reception room or forth bedroom and good sized principle lounge.

The first floor offers two excellent sized double bedrooms, the master bedroom has a comprehensive range of built in wardrobes and a good sized single bedroom. There is a generous, larger than average sized family bathroom comprising a lovely modern four-piece suite, including a roll top bath, shower enclosure, 'His & Her's' sink with vanity unit, WC and double glazed window. There is an excellent sized loft space, ideal for conversion, should you require further bedroom space.

The rear garden has been landscaped to provide a low maintenance, outside space idea for entertaining and also have a covered hot tub and seating area.

The area is well served by local amenities including large convenience stores, cafe, hairdressers, food outlets, pharmacy, medical services, excellent primary schooling, including St John Vianney and Mount Nod Primary and excellent road links with easy access to the A45 and motorway network.

Full Property Summary

Entrance Hallway

Central heating radiator, doors to the playroom/bedroom four, lounge and kitchen / diner.

Lounge

Double glazed window to the front elevation, central heating radiator, gas fire with modern surround.

Playroom / Bedroom Four

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

Open Plan Extended Kitchen / Diner

Kitchen Area

A comprehensive range of modern white gloss wall and base units, stylish Quartz counter tops and breakfast bar area, large walk-in larder unit, range cooker with six ring gas hob, extractor hood above, eye-level electric oven, beer/wine fridge, fridge freezer, dishwasher and display cabinets. This area is open plan to the dining living space.

Dining / Living Area

Double glazed five-pane bi-folding doors with built-in blinds to the garden, ample dining and living space, three Velux skylights, central heating radiators and door into the ground floor shower room and WC.

Shower Room

A fully tiled modern shower room with large walk-in shower enclosure, power shower, wash hand basin with vanity unit, WC, central heating radiator and built in storage cupboard.

First floor landing

Doors off to three further bedrooms and the family bathroom double glazed window to the side elevation.

Bedroom One

Double glazed window to the front elevation, central heating radiator and a comprehensive range of built-in wardrobes and drawers.

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.

Tel: 024 76939550

Bathroom

A modern larger than average family bathroom comprising a four piece suite including a roll top bath, shower enclosure, 'his and her's' sinks with vanity unit, WC, central heating radiator and double glazed window to the side elevation.

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.

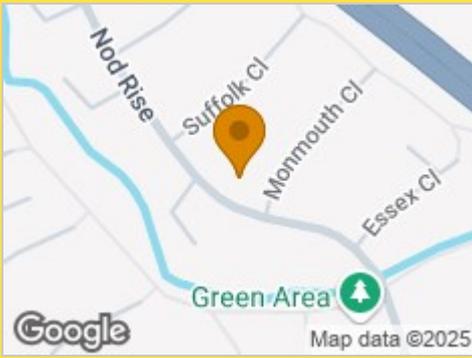
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



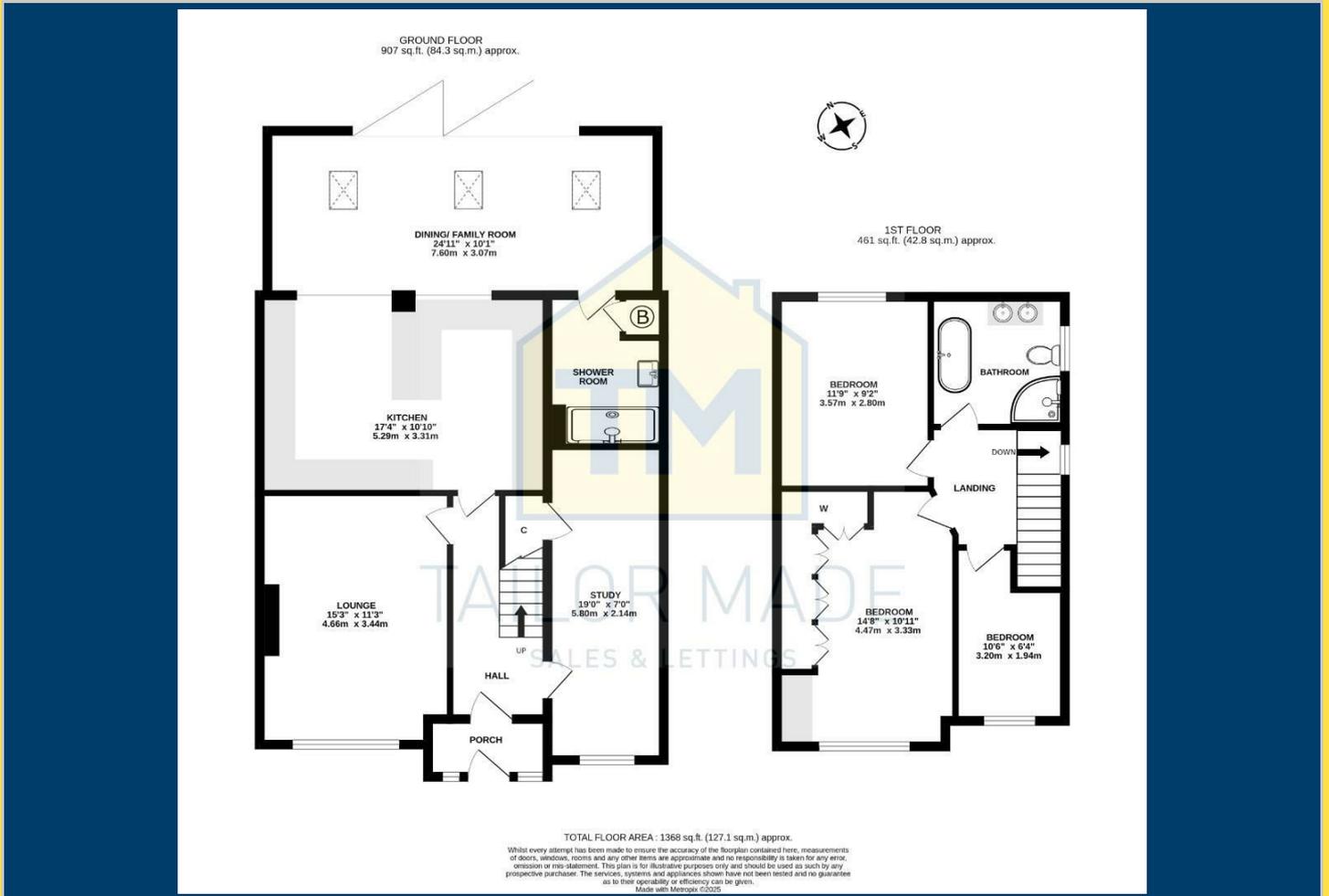
Hybrid Map



Terrain Map



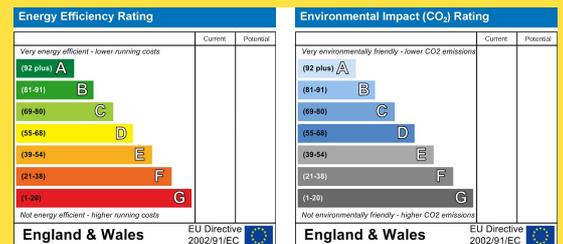
Floor Plan



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.