



**3 Bedroom Semi-Detached House
located in Coventry.**

£300,000

UP Estates



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97sq. m

£300,000

- Spacious Corner Plot
- Detached Garage & Driveway
- No Forward Chain
- Three Bedroom Semi-Detached
- Sought After Mount Nod

Location

- Front & Rear Gardens



FULL DESCRIPTION

****Spacious Corner Plot** Detached Garage & Driveway** No Forward Chain**** This is a rare opportunity to purchase a three bedroom semi-detached home in a sought after location situated on a spacious corner plot with detached garage, driveway and front and rear gardens. Very briefly this home comprises; front lawn, entrance hall, lounge/diner, kitchen, beautiful wrap around private rear garden with fenced boundary and access to the detached garage and driveway to the ground floor. On the first floor there are three bedrooms and the bathroom. Also benefitting from no forward chain.

FRONT ASPECT

An attractive semi-detached corner plot home with front lawn, & fenced boundary which wraps around the garden.

ENTRANCE HALL

A welcoming entrance hall with doors leading to the lounge/diner, kitchen and stairs ascending to the first floor. There is also a gas central heated radiator and double glazed window.

LOUNGE/DINER

11' 5" x 25' 3" (3.5m x 7.7m)

A lovely lounge diner with double glazed window to the front aspect, gas fireplace, central heated radiator and double glazed French door to the rear aspect.

KITCHEN BREAKFAST ROOM

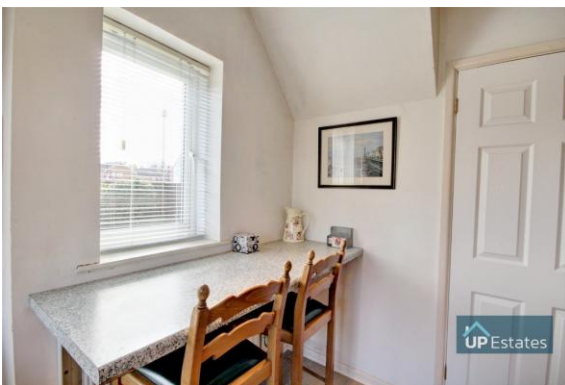
7' 10" x 13' 1" (2.4m x 4m)

Including a matching range of wall and base mounted units with roll top work surfaces over, a sink with drainer and mixer tap, gas hob, oven, washing machine, fridge freezer and dishwasher. There is also a breakfast bar with seating and a door leading to the garden.

BEDROOM ONE

10' 5" x 11' 5" (3.2m x 3.5m)

A double bedroom with gas central heated radiator and double glazed window.



BEDROOM TWO

10' 9" x 10' 5" (3.3m x 3.2m)

A double bedroom with gas central heated radiator and double glazed window.

BEDROOM THREE

7' 2" x 8' 10" (2.2m x 2.7m)

A single bedroom with gas central heated radiator and double glazed window.

SHOWER ROOM

7' 2" x 5' 6" (2.2m x 1.7m)

Benefiting from a tiled shower cubicle, the room is tiled throughout, low level W/C, wash basin with mixer taps and storage under, central heated towel rail and double glazed opaque window.

REAR ASPECT

A sizeable, spacious and beautiful wrap around rear garden, initially with raised pavement followed by lawn and fenced boundary. There are two gates leading to the front and rear aspect, and access to the detached garage & driveway.





DETACHED GARAGE

8' 2" x 16' 4" (2.5m x 5m)

A detached garage with driveway in front, also including electric, side door and up and over door.

DISCLAIMER

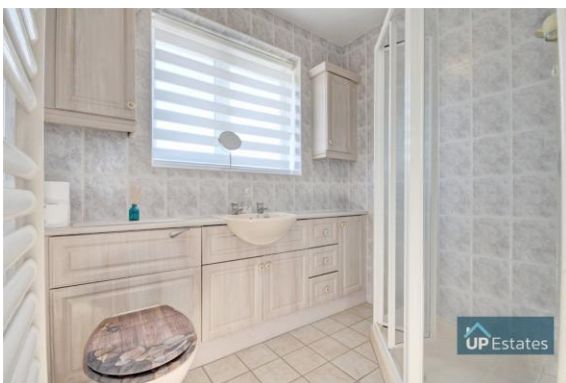
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





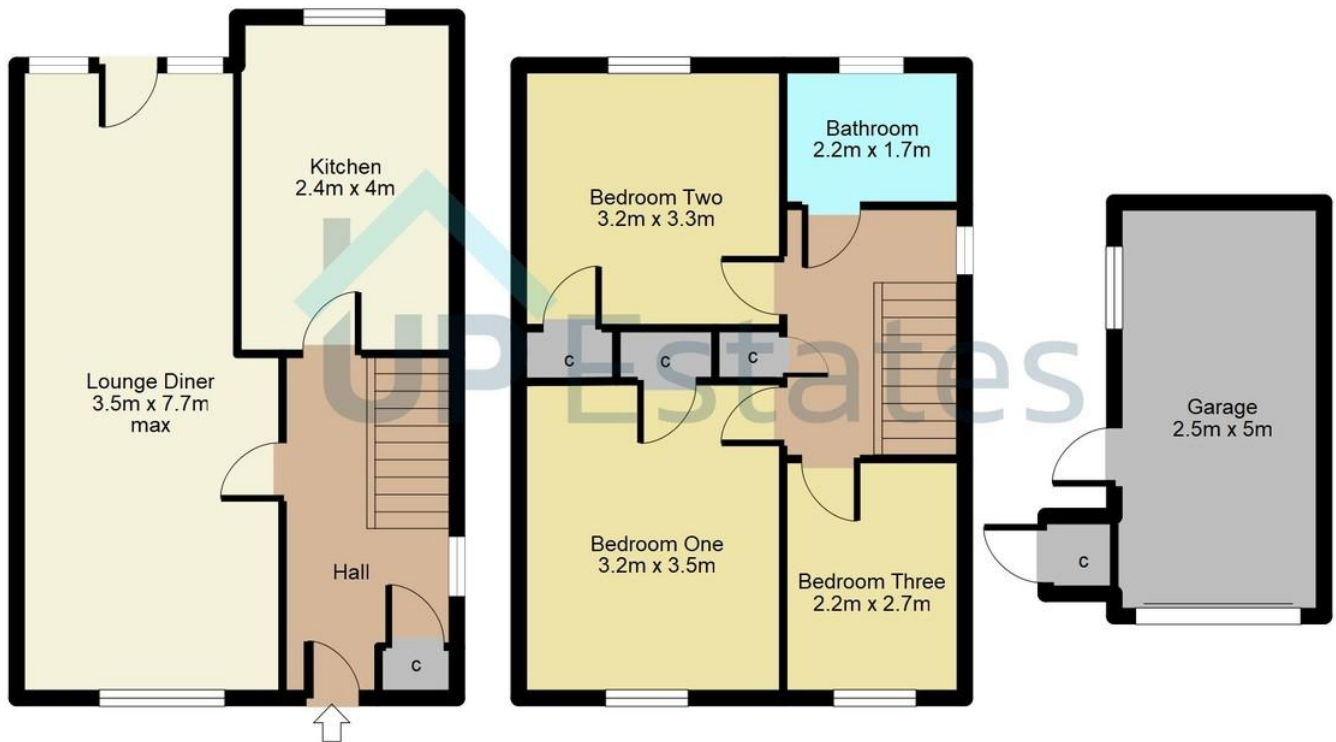
Mount Nod Way Coventry CV5 7HB



FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1044 sq. ft

For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates



CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

