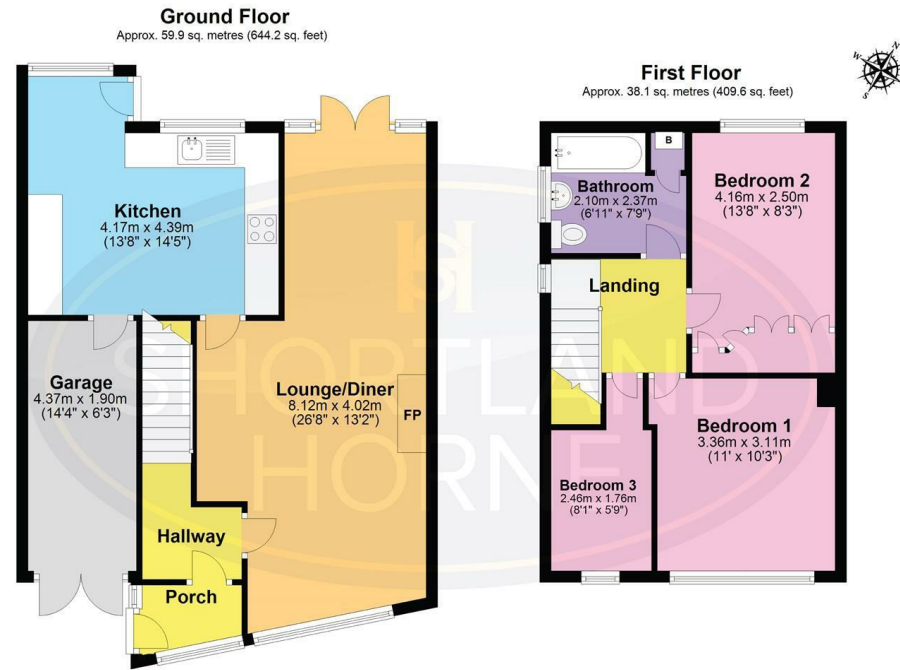


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Monmouth Close**  
**Mount Nod CV5 7JA**





## £267,500 Guide price | Bedrooms 3 Bathrooms 1

EXTENDED THREE BEDROOM FAMILY HOME WITHIN WALKING DISTANCE TO GOOD PRIMARY SCHOOLS....

This lovely semi detached family home is conveniently positioned to reach Birmingham Airport, A45 and Jaguar Landrover with the ground floor offering a storm porch, an entrance hallway with doors leading off to a spacious lounge with a feature log burning stove and French doors over looking the garden, there is an extended L shape kitchen with integrated oven & ceramic hob, a fridge/freezer, dishwasher, washing machine and access to the integral garage with space for a tumble dryer.

On the first floor there are two double bedrooms with one of the bedrooms featuring built in wardrobes, a single bedroom and a family bathroom.

To the front of the property is a driveway for off road parking with access to a garage and to the rear is a fully enclosed west facing lawned garden.



### GROUND FLOOR

Storm Porch	
Entrance Hallway	
Lounge/Diner	26'8 x 13'2
Extended Kitchen	13'8 x 14'5
Garage	14'4 x 6'3

### FIRST FLOOR

Bedroom One	11 x 10'3
Bedroom Two	13'8 x 8'3
Bedroom Three	8'1 x 5'9
Family Bathroom	6'11 x 7'9