



39 Wellesbourne Road, Mount Nod, Coventry, CV5 7HN

Asking Price £320,000



An Extended Three Bedroom Semi-Detached House with No Onward Chain
Sought after area of Mount Nod Close to Local Schools & Amenities

Fitted Kitchen

Open Plan Lounge & Dining Room

Extended Sun Room

Three Good Size Bedrooms to the First Floor

Re-Fitted Shower Room to the First Floor

Stunning Rear Garden

Driveway to the Front with Direct Access to the Garage

Gas Central Heating & UPVC Double Glazing

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

UPVC double glazed door to porch:

Porch

Power & lighting, UPVC double glazed window to the front & door into the hallway:

Hallway

2.0m (6' 7") x 2.7m (8' 10") (to built in storage)

Stairs off to the first floor, built in storage cupboard, central heating radiator, single glazed window to the lounge, double glazed window to the porch??, door to the kitchen:

Kitchen

2.2m (7' 3") x 3.5m (11' 6") x 4.4m (14' 5")

Ample wall & base units with work tops over, integrated four point gas hob with extractor over, built in electric oven & grill, white sink unit with mixer tap & drainer, archyway to understairs storage & space for fridge/freezer, UPVC double glazed window to the side, foldeable door into the Lounge/Diner.

Open Plan Lounge & Dining Area

5.5m (18' 1") (max length) x 5.7m (18' 8") (max width) x 3.0m (9' 10") x 3.2m (10' 6")

Central heating radiator, single glazed window to the rear, door to extended sun room:

Extended Sun Room

4.7m (15' 5") x 3.1m (10' 2")

Recently tiled roof with skylight, UPVC double glazed windows to the rear & side, UPVC double glazed French doors onto the patio, power & lighting.

Landing

Doors off to all rooms, airing cupboard, overstairs cupboard, access to the loft, UPVC double glazed window to the front.

Bedroom One

4.0m (13' 1") x 3.0m (9' 10")

Central heating radiator, UPVC double glazed window to the rear.

Bedroom Two

3.5m (11' 6") x 3.0m (9' 10")

Central heating radiator, UPVC double glazed window to the front.



39 Wellesbourne Road, Mount Nod, Coventry, CV5 7HN

Bedroom Three

2.6m (8' 6") x 2.9m (9' 6")

Built in storage cupboard, central heating radiator & a UPVC double glazed window to the rear.

Re-Fitted Shower Room

1.6m (5' 3") x 1.9m (6' 3")

Low level WC, vanity sink unit with storage below, walk in shower cubicle with rainfall shower above & secondary hose attachment, fully tiled walls, chrome heated towel rail, new UPVC double glazed window to the side.

Garage

2.5m (8' 2") x 4.8m (15' 9")

Lighting, up & over door, pedestrian door to the side, double glazed window to the side, direct access from driveway.

Rear

Stunning private rear garden, mostly laid to lawn with a patio area & a slabbed pathway leading to the bottom of the garden, Magnolia tree amongst other mature plants & trees throughout, tall hedgerow to the rear, fencing to both sides, outside WC, pedestrian side access to the front.

Front

Driveway with direct access to the garage, mature plants set on a raised edging, pedestrian side access to the kitchen, porch & rear garden.



AGENTS NOTES

While every reasonable effort is made to ensure the

accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



EPC TBC



39 Wellesbourne Road, Mount Nod, Coventry, CV5 7HN



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents