



## **41 Mount Nod Way, Mount Nod, Coventry, CV5 7GY**

Offers in excess of £425,000



**A Stunning Fully Re-Furbished & Extended Four Bedroom Semi-Detached  
Dormer Bungalow**

**Within Close Proximity to Local Schools & Amenities**

**Re-Fitted Open Plan Kitchen Diner & Snug to the Rear**

**Spacious Lounge with Media Wall**

**Ground Floor Double Bedroom**

**Re-Fitted Ground Floor Shower Room with Space for Electrical Appliances**

**Master Bedroom to the First Floor with a Re-Fitted En-Suite**

**A Further Two Double Bedrooms & a Re-Fitted Family Bathroom to the First  
Floor**

**Landscaped South Facing Rear Garden & a Driveway to the Front + Garage**

**Gas Central Heating, UPVC Double Glazing & Solar Panels to the Rear**

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

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

### Entrance

UPVC double glazed doors into:

### Porch

UPVC double glazed door & window into the hallway:

### Hallway

Column central heating radiator, oak doors off to bedroom four, lounge, ground floor shower room, tiled floor, door into:

### Kitchen Diner & Snug

*7.3m (23' 11") x 4.4m (14' 5") x 3.3m (10' 10")*

Stunning re-fitted two tone kitchen benefitting from: ample wall & base units with Quartz work tops over, integrated 'Bosch' dish washer, integrated induction hob with extractor over, integrated electric 'Lamona' double oven & grill, sink unit with mixer tap & drainer, space for fridge/freezer, larder, tiled floor, two column central heating radiators, understairs cupboard, UPVC double glazed French doors onto patio, UPVC Double glazed door onto side access & a UPVC double glazed window facing garden.

### Lounge

*3.6m (11' 10") x 5.5m (18' 1")*

Media wall with built in cupboards, two column central heating radiator, UPVC double glazed window to the front.

### Bedroom Four

*3.5m (11' 6") x 3.4m (11' 2")*

Column central heating radiator, UPVC double glazed window to the front.

### Re-Fitted Ground Floor Shower Room

*2.1m (6' 11") x 2.2m (7' 3")*

Low level WC, vanity sink unit with storage below, walk in shower cubicle with rainfall shower & secondary hose attachment, built in cupboard with space for washing machine & dryer, tiled floor & tiled walls, white heated towel rail, UPVC double glazed window to the side.

### Landing

*2.0m (6' 7") (max) x 4.6m (15' 1") (max)*

Central heating radiator, oak doors off to all rooms:



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### Master Bedroom

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

Column central heating radiator, 'Bosch' AC unit, UPVC double glazed window to the front & three double built in wardrobes with a false double door leading into the En-Suite.

### Re-Fitted En-Suite

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

Low level WC with built in cupboard space, vanity sink unit with storage below, free-standing bath with hose attachment, large walk in shower cubicle with rainfall shower & secondary hose attachment, tall central heating radiator, large velux window, tiled floor, 'herringbone' tiled walls.

### Bedroom Two

3.2m (10' 6") x 3.3m (10' 10")

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

### Bedroom Three

3.5m (11' 6") x 2.3m (7' 7")

Central heating radiator, 'Bosch' AC unit, UPVC double glazed window to the rear.

### Re-Fitted Family Bathroom

3.3m (10' 10") x 1.5m (4' 11")

Low level WC, vanity sink unit with storage below, pannelled bath with rainfall shower above & secondary hose attachment, chrome heated towel radiator, fully tiled floors & walls, UPVC double glazed window to the side.

### Garage

5.4m (17' 9") x 3.6m (11' 10")

Up & over garage door with a pedestrian door to the side, power & lighting.

### Rear

South facing landscaped garden featuring a slabbed patio suitable for outdoor seating & dining, steps up to a raised garden which is mostly laid to lawn with mature shrub borders & pedestrian side access.

### Front

Mostly block paved driveway providing ample off road parking with direct vehicle access to the up & over garage door, steps up to the porch & side access.

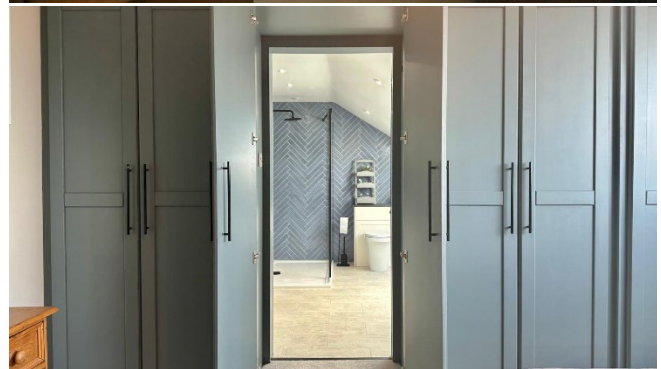


### AGENTS NOTES

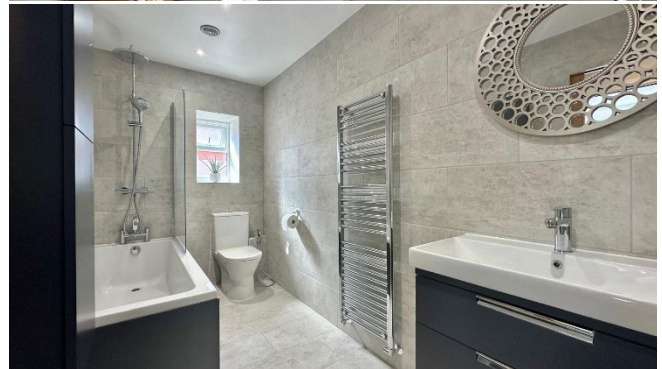
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask 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.

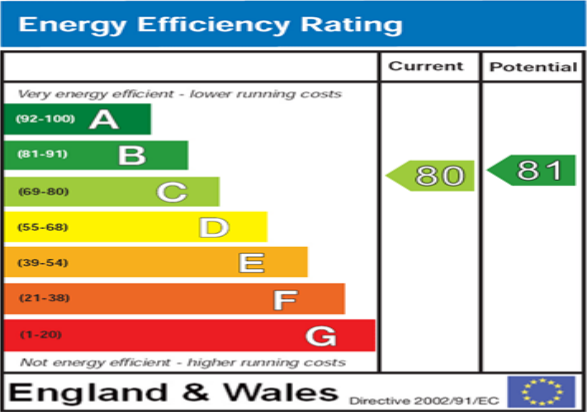
### TENURE - FREEHOLD

**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.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.