

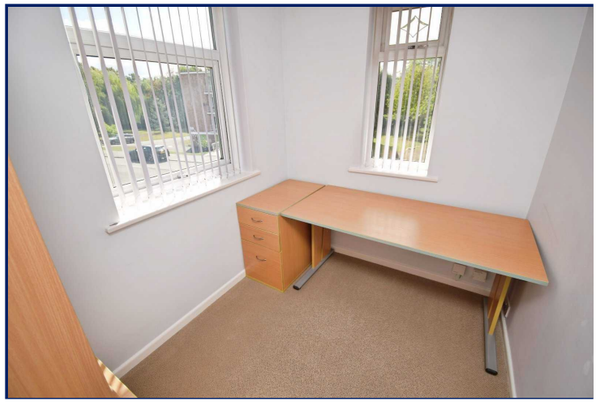














Wiltshire Close, Mount Nod,
Coventry, CV5

Offers in excess of: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: C
EPC Rating: D

****NO UPWARD CHAIN AND IMMEDIATE POSSESSION ****Reeds Rains Coventry are pleased to present this three bedroom semi detached family home, located in the popular residential area of Mount Nod. Ideally positioned for local amenities, Coventry City Centre and excellent transport links via the A45 to Birmingham, this property offers a fantastic opportunity for families and buyers looking to add further value.
Occupying a generous corner plot, the property offers potential to extend, subject to the necessary planning permissions. The accommodation benefits from gas central heating, double glazing, three well-sized bedrooms and generous size fitted family bathroom. Externally, there is a driveway to the front and a garage to the rear, providing ample off road parking and storage.
Early viewing is highly recommended to fully appreciate the accommodation and potential on offer. EPC Rating: D Council Tax Band: C.

Entrance Hall
Stairs to first floor, door leading to

Sitting /Dining Room
14'6" x 24'1" (4.42m x 7.34m)
Bay window to front, doors to rear.

Kitchen
11'9" x 8'9" (3.58m x 2.67m)
A range of base and wall units, sink, drawers, working surfaces, halogen hob, electric double oven, integrated fridge/freezer, washing machine, and dishwasher, window and door to rear.

Landing
Access to loft, window to side, doors leading to

Bedroom
10'11" x 14'8" (3.33m x 4.47m)
Window to front.

Bedroom
11'8" x 9'2" (3.56m x 2.8m)
Window to rear.

Bedroom
10'5" x 6'5" (3.18m x 1.96m)
Window to front and side.

Bathroom
8'2" x 7'11" (2.5m x 2.41m)
Bath, shower cubicle, w.c., wash hand basin, window.

Rear Garden
Large corner plot laid to lawn and patio.

Front Garden
Laid to lawn, driveway.

Garage
Garage and driveway to rear.

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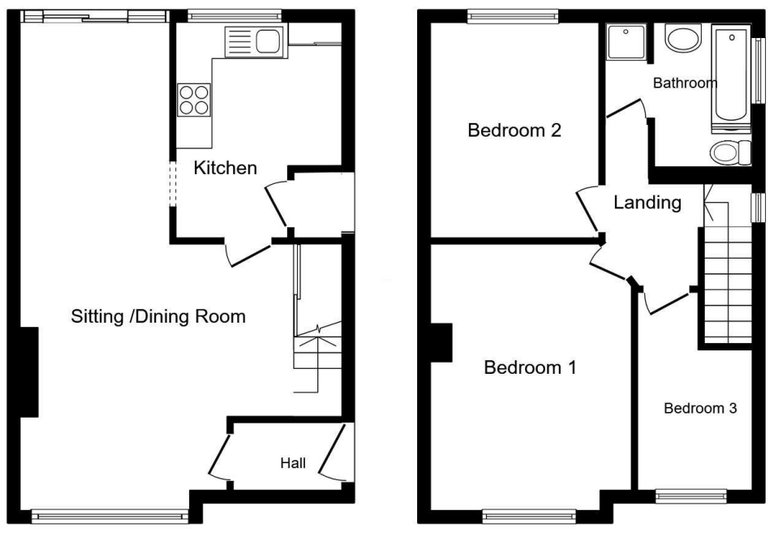
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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Other important information which you will need to know about this property can be found at reedsrains.co.uk