

ENTRANCE HALL

CLOAKROOM WC

LOUNGE  
19' 2" x 10' 11" (5.84m x 3.33m)

DINING ROOM  
12' 4" x 9' 7" (3.76m x 2.92m)

KITCHEN  
9' 1" x 9' (2.77m x 2.74m)

BALCONY  
20' x 6' 3" (6.1m x 1.91m)

BASEMENT  
19' x 19' (5.79m x 5.79m)

LANDING

BEDROOM  
11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM  
10' 1" x 9' 3" (3.07m x 2.82m)

BEDROOM  
8' 10" x 7' 8" max  
(2.69m x 2.34m max)

BEDROOM  
8' 10" x 8' 1" (2.69m x 2.46m)

BATHROOM WC

GARDENS & PATIO

GARAGE  
31' 7" x 8' 2" (9.63m x 2.49m)



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



## 24a Mount Nod Way

Mount Nod, Coventry, CV5 7HB

# £375,000



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£375,000

24a Mount Nod Way  
Mount Nod, Coventry, CV5 7HB

- Detached Family Home
- Entrance Hall & Cloakroom WC
- Lounge & Dining Room
- Kitchen & Balcony
- FOUR BEDROOMS
- Bathroom WC
- Large Basement
- Gardens & Double Tandem Garage
- Freehold
- Council Tax Band D
- EPC Rating D

Viewing is strictly by appointment



### Property Description

A well presented detached family home close to local shops and schools. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: entrance hall and cloakroom WC, lounge with a feature fireplace, dining room, fitted kitchen with a door leading to the balcony and a large basement. On the first floor there is a landing, FOUR BEDROOMS with fitted wardrobes and a bathroom WC. Outside there are gardens to the front and rear, a paved patio area and rear access to a double tandem garage.

MUST BE VIEWED INTERNALLY.