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Wellesbourne Road
Mount Nod CV5 7HG

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A SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN

An excellent opportunity to acquire this well-proportioned three-bedroom semi-detached family home, offering spacious and versatile accommodation arranged over two floors. Benefiting from a private driveway, an integral garage and an enclosed rear garden, this property presents an ideal purchase for first-time buyers, growing families or those looking for a home with excellent potential to personalise and improve.

Upon entering the property, you are welcomed by an entrance porch leading into the hallway, which provides access to the principal ground-floor accommodation and staircase rising to the first floor.

One of the standout features of this home is the particularly generous lounge, providing an excellent amount of space for both comfortable seating and a family dining area. With plenty of natural light, this impressive reception room offers a wonderful setting for everyday family living, relaxing and entertaining guests.

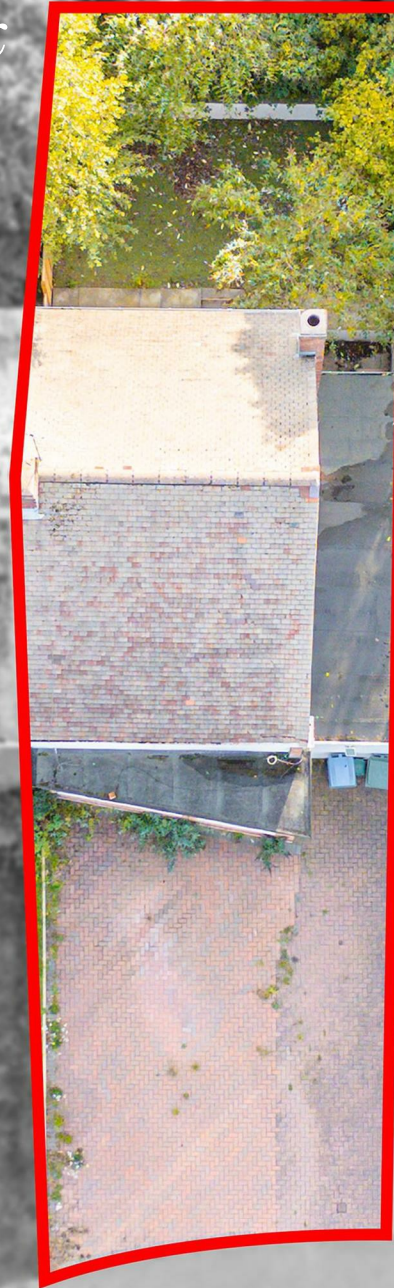
Externally, the property benefits from a driveway providing valuable off-road parking, together with access to the integral garage, which offers excellent additional storage or secure parking. Subject to the necessary permissions and building regulations, the garage may also present an opportunity for conversion to create further living accommodation.

To the rear is a lovely enclosed garden, providing a private outdoor space for families to enjoy, with plenty of potential for landscaping, outdoor dining and entertaining during the warmer months.

Overall, this is a fantastic opportunity to purchase a spacious and practical three-bedroom semi-detached home, combining generous living accommodation, off-road parking, a garage and an enclosed rear garden. With excellent potential to make it your own, early viewing is highly recommended to appreciate everything this property has to offer.

selling quality
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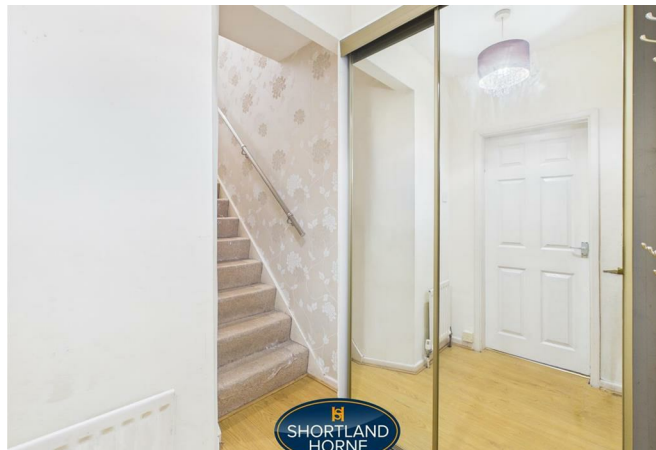
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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

7.90m x 4.09m

Kitchen

2.84m x 2.16m

Garage

7.57m x 2.01m

FIRST FLOOR

Bedroom

4.04m x 2.59m

Bedroom

3.35m x 2.97m

Bedroom

2.18m x 1.83m

Bathroom

2.11m x 2.06m

Floor Plan



Total area: sq ft

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.

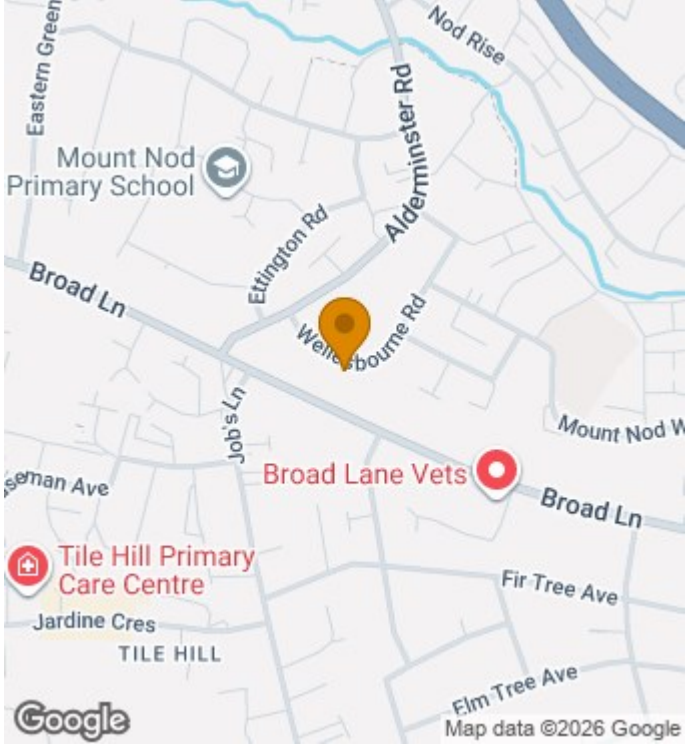
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

Location Map



EPC

