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Property Experts



Nod Rise  
CV5 7JJ

# Nod Rise

## CV5 7JJ

Shortland Horne are proud to market this stunning, well appointed and recently renovated five bedroom detached family home, nestled in the highly regarded residential location of Mount Nod, Coventry which is shared over three floors.

Mount Nod Way is situated to the west of the City and close to open green spaces along the brook, as well as being located just 1.5 miles away from the popular Allesley Park. Fantastic local schools, shops and amenities are also nearby and the A45 linking the motorway network provides access to Coventry City Centre and Solihull Town. Birmingham Airport and the NEC can be reached in less than twenty minutes.

This amazing property showcases an exquisite blend of modern design and functionality and has recently been renovated to a high standard, making this an ideal family home in a sought after location.

In brief, this beautiful accommodation comprises of: Storm porch, entrance hall with doors leading off to a W/C, a grand 19ft Lounge/diner with a feature wall with electric fire place. Following from this you will find a fully fitted kitchen with oven and a ceramic hob, a dishwasher, washing machine and space for an American

selling quality  
property since 1995





*Custom text box*





## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Lounge/Dining Room

5.97m x 4.06m

Kitchen

4.06m x 2.92m

### FIRST FLOOR

Bedroom

4.06m x 3.12m

Bedroom

4.06m x 2.92m

Bedroom

2.21m x 1.96m

Bathroom

### SECOND FLOOR

Bedroom

3.94m x 2.39m

Dressing Room

En-Suite

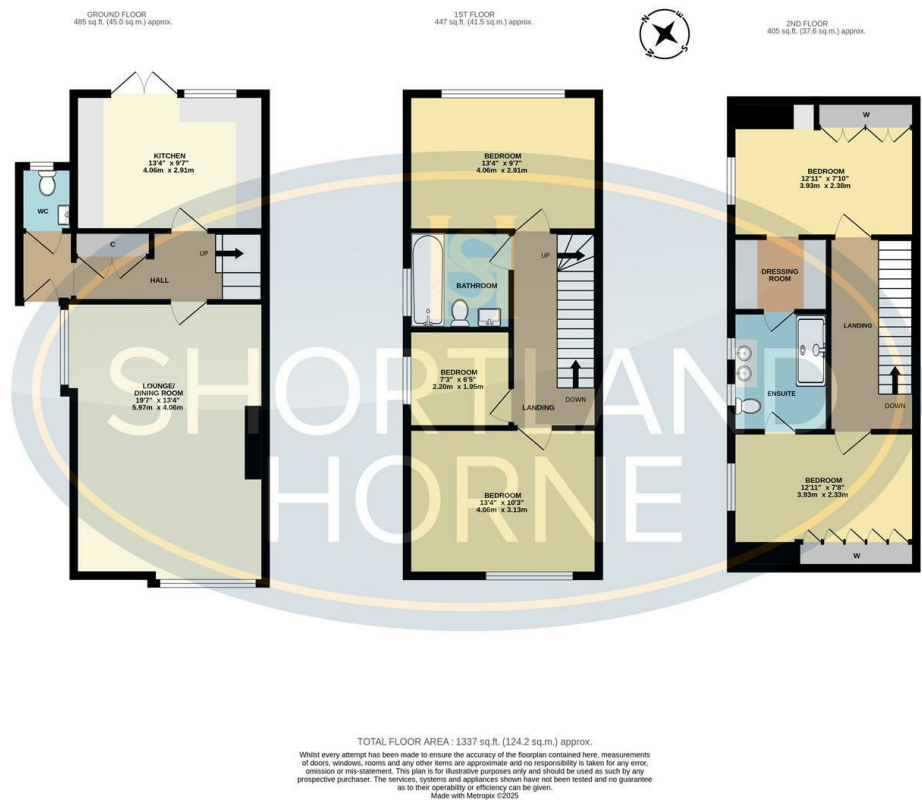
Bedroom

3.94m x 2.34m

 [shortland-horne.co.uk](https://shortland-horne.co.uk)



Floor Plan



Total area: 1337.00 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.

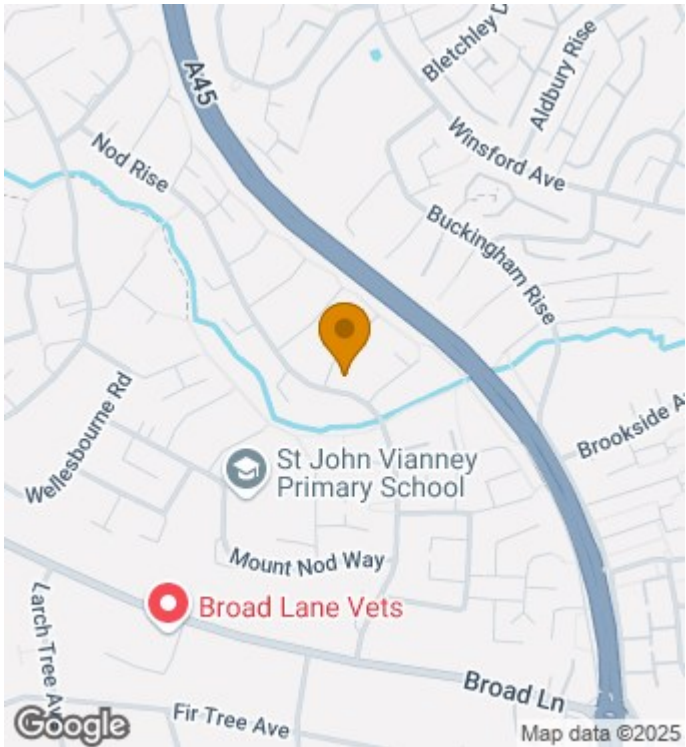
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

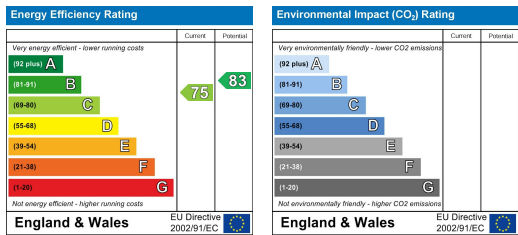
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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