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Mount Nod Way  
CV5 7GY

# Mount Nod Way

## CV5 7GY

Nestled in the desirable area of Mount Nod Way, Coventry, this exceptional detached bungalow offers a perfect blend of comfort and style. With no chain involved, this property is ready for you to move in and make it your own.

The bungalow boasts a generous layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the impressive L-shaped kitchen and dining room, which is enhanced by a vaulted ceiling and skylight windows, flooding the area with natural light. This space is perfect for family gatherings or hosting friends. There is also a fully glazed lean to and a downstairs shower room.

The property comprises three well-proportioned ground floor bedrooms, ideal for families or those seeking extra space. A modern, refitted shower room adds to the convenience of this lovely home. Additionally accessed via a spiral staircase, there are two loft rooms that offer versatile options for use as a study, playroom, or guest accommodation.

Outside, the bungalow is set on a fantastic plot, featuring both front and rear gardens that provide a tranquil outdoor space. The front garden is complemented by a block-paved driveway, allowing for parking of multiple vehicles, while a detached garage offers further storage solutions. The rear garden is easily accessible via a wooden gate, ensuring privacy and security.

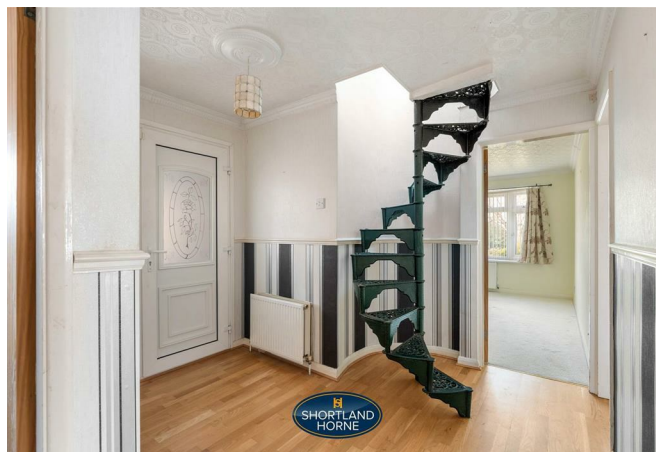
Situated in an elevated position just off Mount Nod Way, this property is not only charming but also conveniently located, making it an ideal choice for those looking to enjoy the best of Coventry living. With its excellent specification and spacious accommodation, this bungalow is a rare find and is sure to attract considerable interest. Don't miss the opportunity to view this delightful home.

**selling quality**  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

5.56m x 3.63m

Kitchen/Dining Room

6.91m x 6.32m

Lean To

5.59m x 3.00m

Bedroom

4.62m x 3.66m

Bedroom

4.62m x 3.66m

Bedroom

3.66m x 2.11m

Shower Room

### FIRST FLOOR

Bedroom

4.29m x 3.43m

Bedroom

4.65m x 3.43m

Roof Void

3.43m x 3.20m

### OUTSIDE

Garage

4.80m x 2.49m

Store

## 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 Home 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

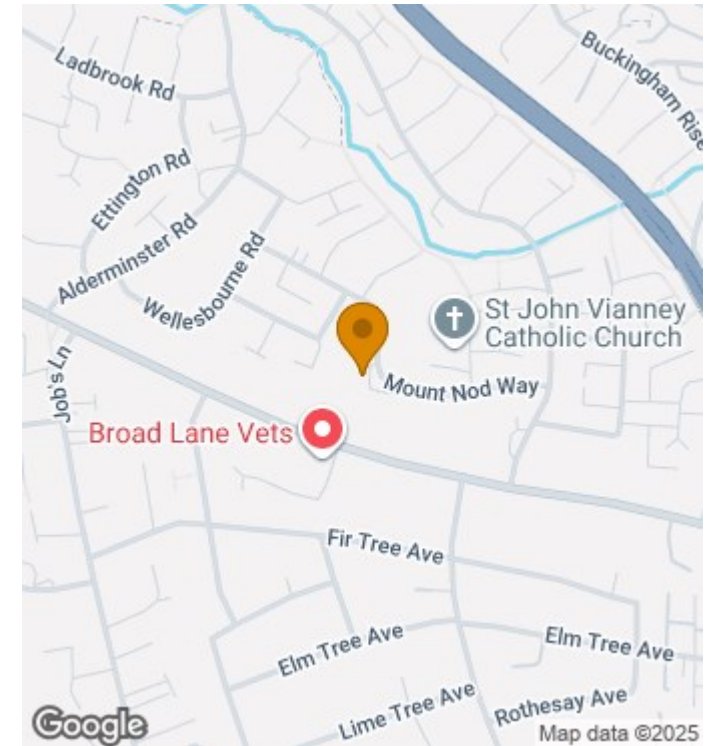
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

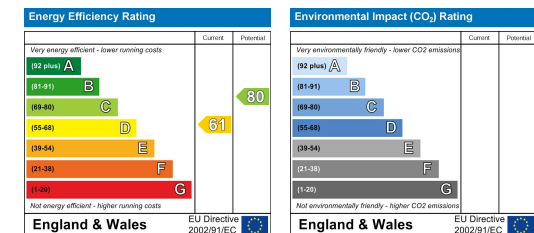
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary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



## Trusted Property Experts

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