



 3

Bedrooms

 1

Bathroom



Mount Nod Gem! Suttons Estate Agents presents a 3-bed semi, priced below market value for a quick sale! Ideal for families or investors. Modernization needed, but your chance to make it your own. Prime location, easy A45 access, and a south-west facing garden. No onwards chain.

****NO ONWARDS CHAIN**PRICED BELOW MARKET VALUE FOR QUICK SALE****Suttons Estate Agents proudly presents a remarkable opportunity in the sought-after Mount Nod area. This 3-bedroom semi-detached family home, strategically priced below market value for a swift sale, invites both families and savvy investors to make their mark.

Upon entering, the welcoming hallway leads to a spacious lounge/diner adorned with a feature gas fireplace, creating a cozy ambiance perfect for family gatherings. The fitted kitchen, boasting ample space for appliances, seamlessly connects to the rear garden.

Ascending to the first floor, three well-proportioned bedrooms await, offering versatile spaces for comfort and functionality. The bathroom, complemented by a separate toilet.

Externally, the front of the property faces the A45 and showcases a charming lawned garden with pedestrian access only, no driveway to the front is possible because of this, while the rear boasts a low-maintenance southwest-facing garden—an ideal retreat for relaxation. A single garage, accessible via a shared alleyway, adds convenience and provides off-road parking.

Noteworthy features include double glazing, gas central heating, and the significant advantage of no onwards chain, ensuring a seamless transition for the new owner. This property is vacant, ready for its next chapter.

Location-wise, the property enjoys easy access to the A45, connecting seamlessly to Birmingham Airport and Coventry City Centre. The proximity to a wealth of local schools, convenient shops, and expansive green spaces makes it an ideal family home or a lucrative investment opportunity.

This home, with its untapped potential, is a canvas waiting for your personal touch. Seize the opportunity to create a dream residence in a prime location.

Good to know:

If modernised throughout its expected to be worth around £280,000 - £275,000

Probate Granted

Total floor area – 87 Square Meters / 936 Square foot.

Council Tax Band – C - £1943

EPC Rating – D

Loft – boarded, with pull-down ladder.

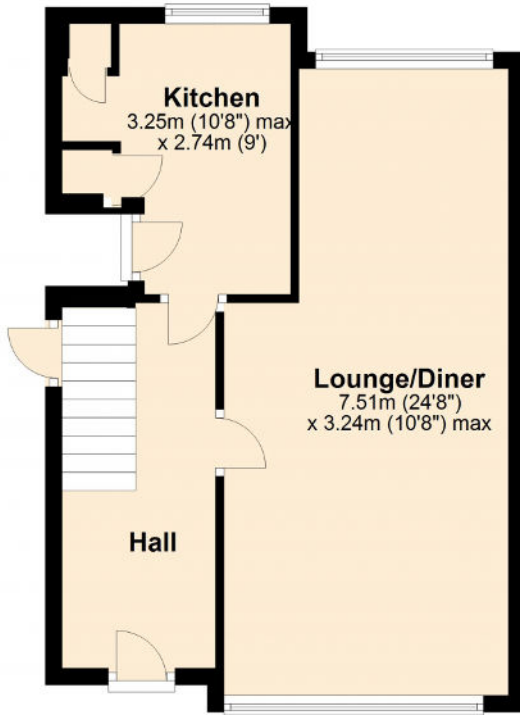
Boiler – Baxi – located in the bathroom – expected to be over 20 years old.

Property built in the 1960's

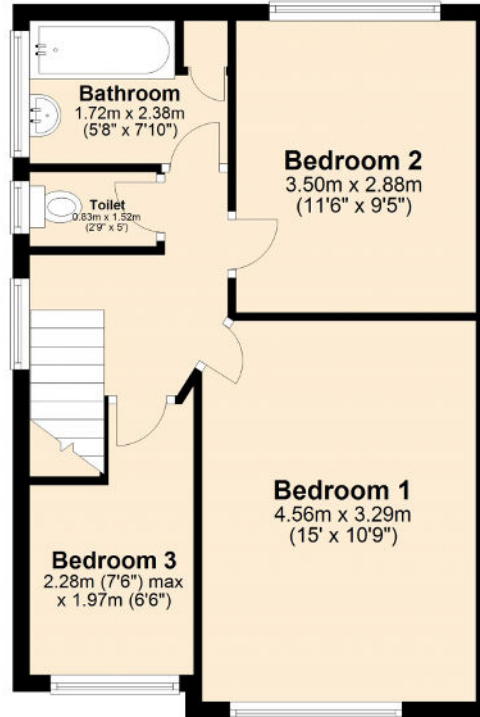
Garage – expected to be asbestos roof

Meters – Gas located in the kitchen and electric located outside

Ground Floor



First Floor



Total area: approx. 81.5 sq. metres (877.3 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Berwick Close, Mount Nod, Coventry, CV5 7JE

