



23 Silver Walk, Nuneaton, CV10 7LZ

£160,000

cartwright  
hands

# 23 Silver Walk,

Nuneaton, CV10 7LZ

- Lounge
- Kitchen/Diner
- Garden to Front and Rear
- EPC C (70)
- Council Tax Band B
- Freehold on completion

Three bedroom terraced family home situated in a sought after location within easy reach of the local shops and amenities as well as the City Centre.

The accommodation features: entrance porch, kitchen/diner, living room, three bedrooms and bathroom. Garden to front & rear, the property is offered with no onward chain. Garage in block.

## On the ground floor

### Entrance Porch

Door to front, door to kitchen/dining room.

### Kitchen/Dining Room

Range wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer with mixer tap. plumbing for washing machine, space for fridge/freezer, radiator, door to lounge.

### Lounge

Double glazed window to rear, door to rear garden, fireplace, stairs to first floor, radiator.



## On the first floor

### Landing

Doors to bedrooms and bathroom.

### Bedroom 1

Double glazed window to front, built in wardrobes, radiator.

### Bedroom 2

Double glazed window to rear, built in wardrobe, radiator.

### Bedroom 3

Double glazed window to rear, radiator.

### Bathroom

opaque double glazed window to front, panelled bath with electric shower, low level W.C, wash hand basin, radiator.

### Garden

Rear garden mainly laid to patio with flower beds, enclosed by timber fence boundary.

### Tenure

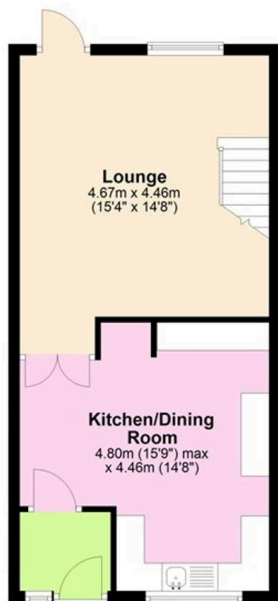
We understand the property is leasehold at present but we have been advised by clients that they are purchasing the freehold.

### Services

We believe all mains services are connected to the property (not tested).



**Ground Floor**  
Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 77.9 sq. metres (838.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

**First Floor**  
Approx. 35.2 sq. metres (379.2 sq. feet)



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### Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Please ask the Agent regarding Rights & Restrictions. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

### 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 Crime 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.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

The logo for Cartwright Hands, featuring the word 'cartwright' in white lowercase letters on a red background, and the word 'hands' in white lowercase letters on a dark blue background, both within a white rounded rectangular border.

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1. MONEY LAUNDERING REGULATIONS 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 no delay in agreeing the sale. 2. These particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



