



Silverbirch Close, Hartshill, Nuneaton, CV10 0XW

£270,000

cartwright
hands

Silverbirch Close

Hartshill, Nuneaton

- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Downstairs W.C.
- Garden & Parking
- EPC B (83)

This beautifully presented three bedroom detached family home is situated in a quiet cul-de-sac location.

The accommodation features: entrance hall, living room, large kitchen/dining room with built in appliances and double doors to rear garden, downstairs W.C.

There are three bedrooms and family bathroom. Externally there is parking space for 2 cars to the side of the property and an enclosed garden to the rear with patio seating area.



On the ground floor

Reception Hall

Door to front, door to living room, kitchen/breakfast room and downstairs WC, radiator, stairs to first floor.

Cloakroom

Low level WC, wash hand basin, extractor fan, heated towel rail.

Lounge

Double glazed windows to front and rear, TV point, radiator.

Kitchen/Dining Room

Double glazed window to front, range of wall and base unit cupboards and drawers, single bowl sink and drainer with mixer tap, integrated electric oven & hob with cooker hood, integrated fridge/freezer, washer dryer and dishwasher, wall mounted gas central heating boiler, radiator, double doors to rear garden.

On the First Floor

Landing

Doors to bedrooms and bathroom, loft access.

Bedroom 1

Double glazed windows to front & rear, radiator.

Bedroom 2

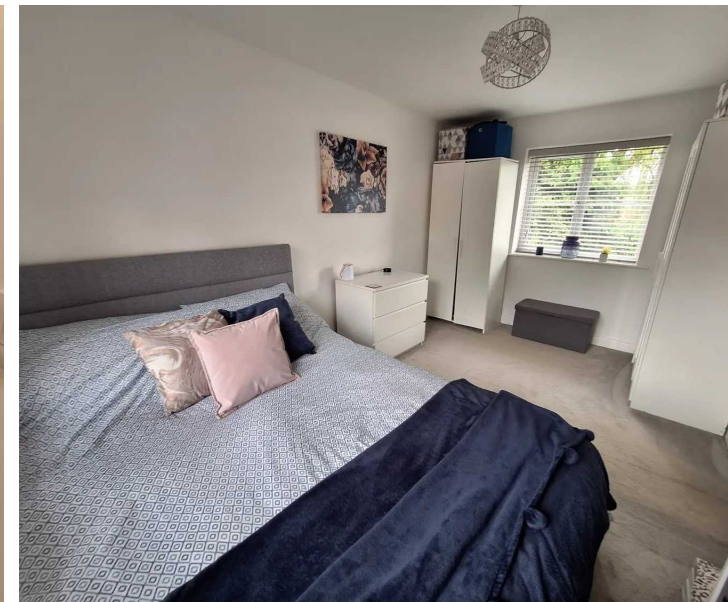
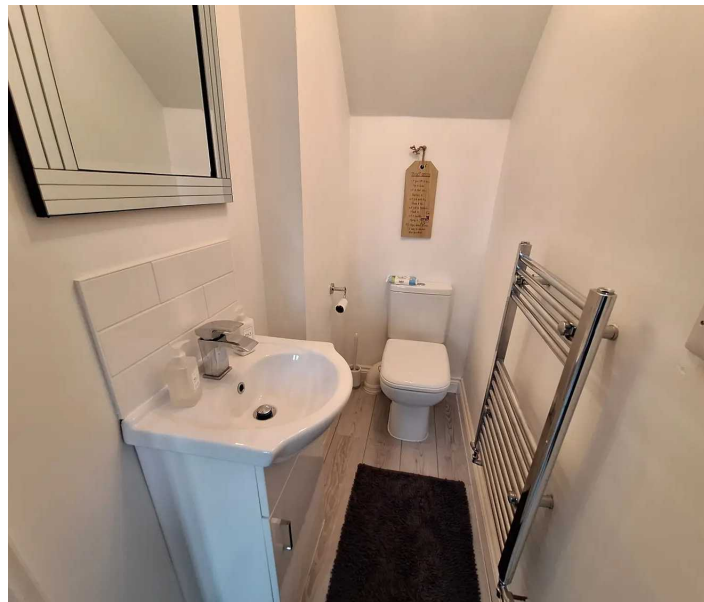
Double glazed window, radiator.

Bedroom 3

Double glazed window, radiator.

Family Bathroom

Opaque double glazed window, part tiled walls, panelled bath with mains shower, low level WC, wash hand basin, heated towel rail.



Garden

Raised patio seating area, steps down to lawn area enclosed by timber fence boundary.

Parking

There is driveway to the side of the property providing parking space for two cars.

Tenure

We believe the property is freehold.

Council Tax Band

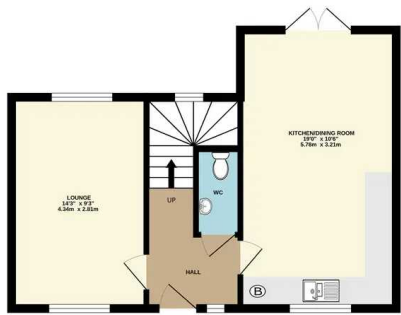
We believe the Council Tax Band is C. North Warwickshire Borough Council.

Services

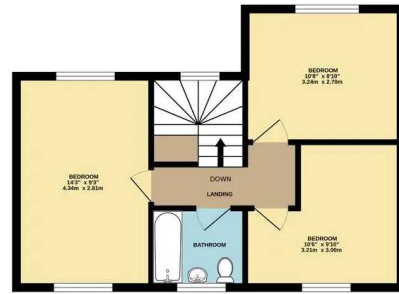
We believe all mains services are connected to the property (not tested).



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Special Notes

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. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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 is a rounded rectangle with a red top half and a blue bottom half. The word "cartwright" is written in white lowercase letters on the red background, and the word "hands" is written in white lowercase letters on the blue background.

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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 constitute 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.