



50 Corrib Road, Nuneaton, CV10 0QF

Offers Over £425,000

cartwright
hands

50 Corrib Road

Nuneaton, CV10 0QF

- Four Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Bathroom
- Master En-Suite
- Garden & Garage
- Freehold
- EPC C (75)
- Council Tax Band D

Beautifully presented family home situated in a sought after location with beautiful views to the rear over the canal and the countryside. The accommodation features: entrance hall, lounge, kitchen/breakfast room, utility room, downstairs WC, four bedrooms, master bedroom with en-suite shower room, family bathroom, externally there is a driveway and garage to the front and a well maintained garden to the rear with access to the Canal.



Accommodation Comprises

On the ground Floor

Entrance Hall

Double glazed door to front, stairs to first floor, doors to lounge and kitchen/dining room, radiator.

Lounge

Double glazed bay window to front, TV point, radiator.

Kitchen/Dining Room

Double glazed window to rear garden, double sliding doors to rear garden, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, integrated electric double oven, integrated five ring gas hob with cooker hood, integrated fridge/freezer, door to utility room.

Utility

Opaque double glazed door to garden, plumbing for washing machine and space for tumble dryer, stainless steel single bowl sink and drainer, base cupboards, door to downstairs WC.

Downstairs W.C

Opaque double glazed window low level WC, wash hand basin, radiator.

On the First Floor

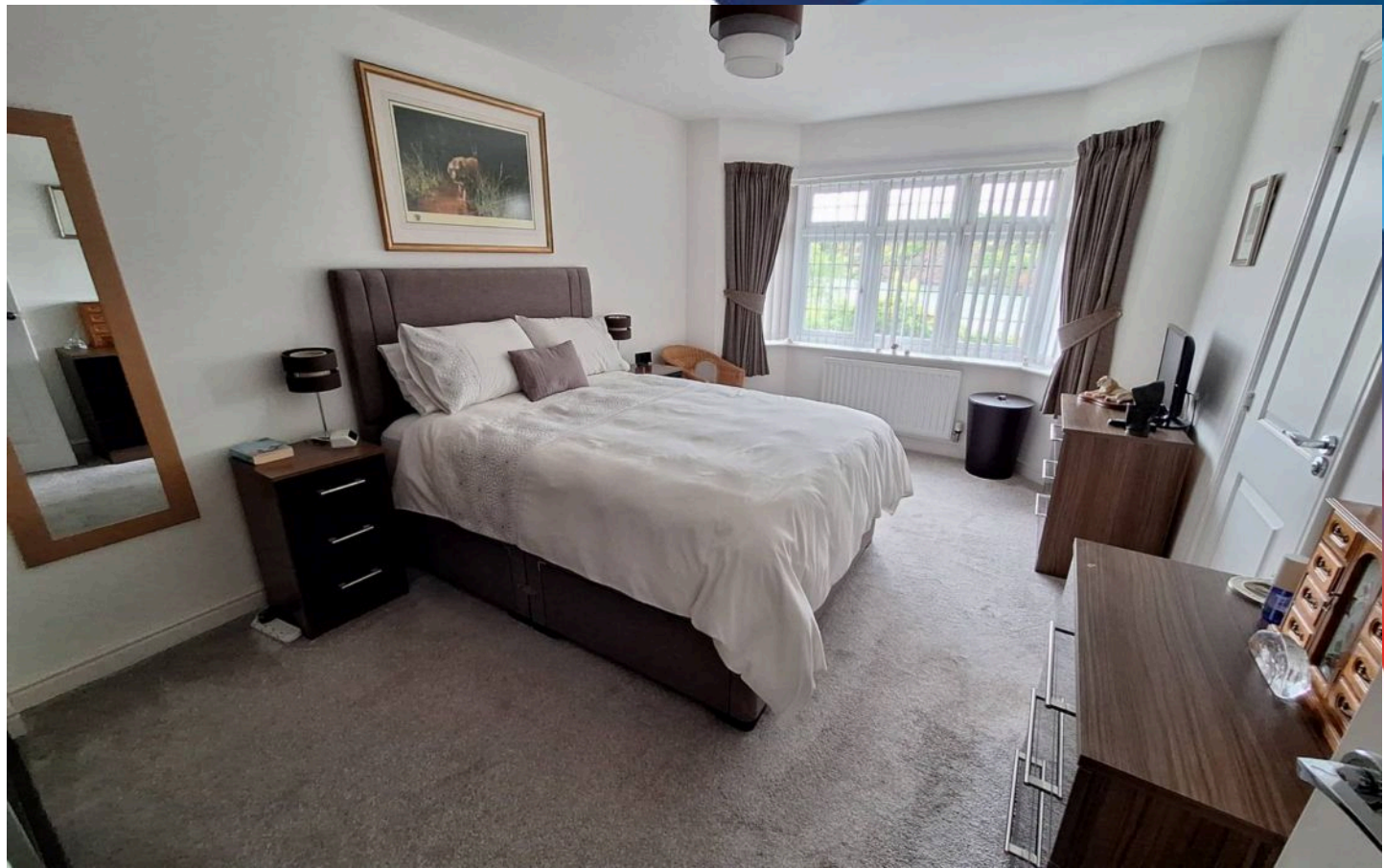
Landing:

Master Bedroom

Double glazed bay window to front, radiator, door to en-suite shower room.

En-suite

Opaque double glazed window to front, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.



Bedroom two

Double glazed window to front, radiator.

Bedroom three

Double glazed window to rear, radiator.

Bedroom four

Double glazed window to rear, radiator.

Bathroom

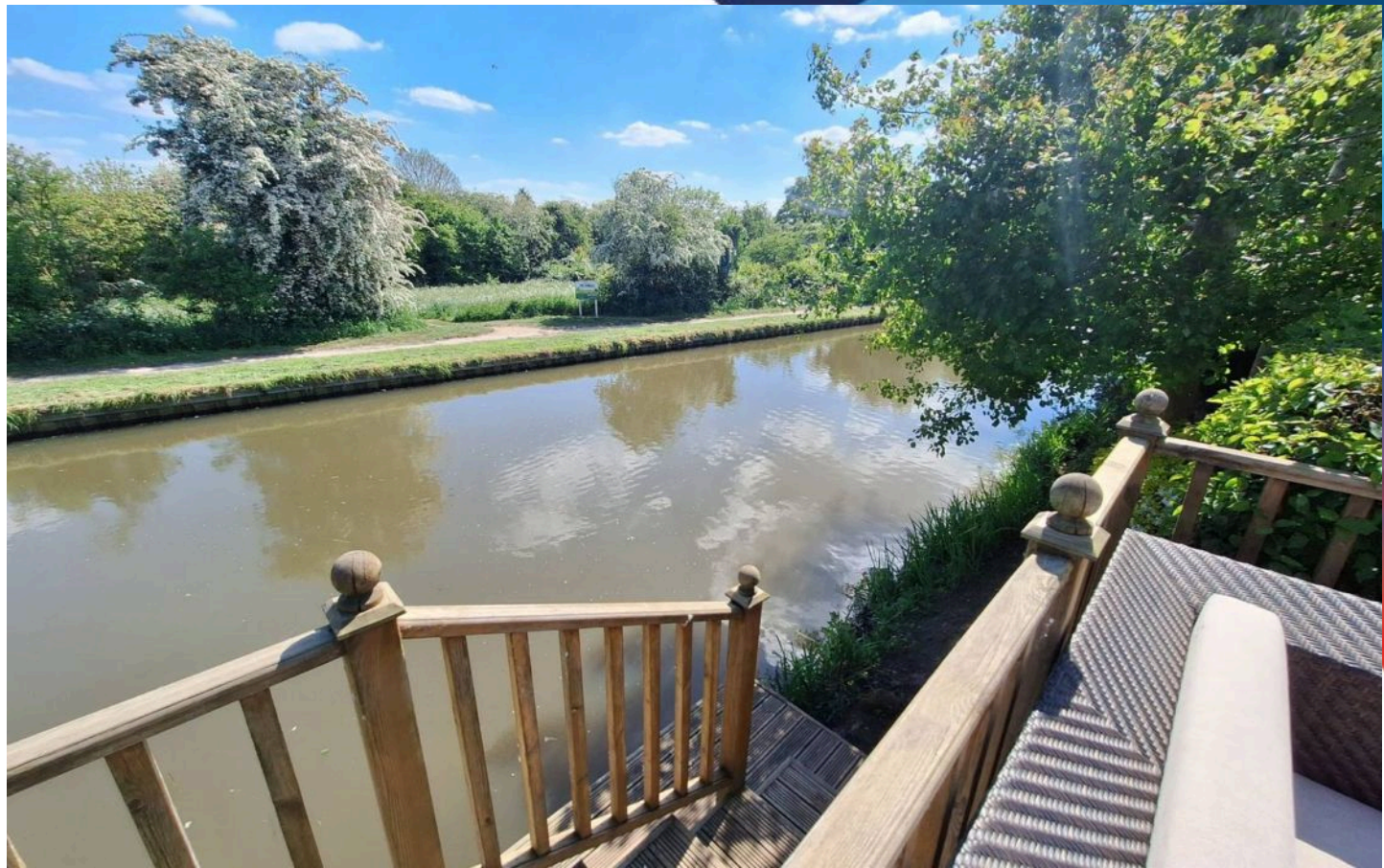
Opaque double glazed window to rear, panelled bath with mains shower, low level WC, wash hand basin, heated towel rail.

Parking

There is a driveway to the front of the property and a single integrated garage.

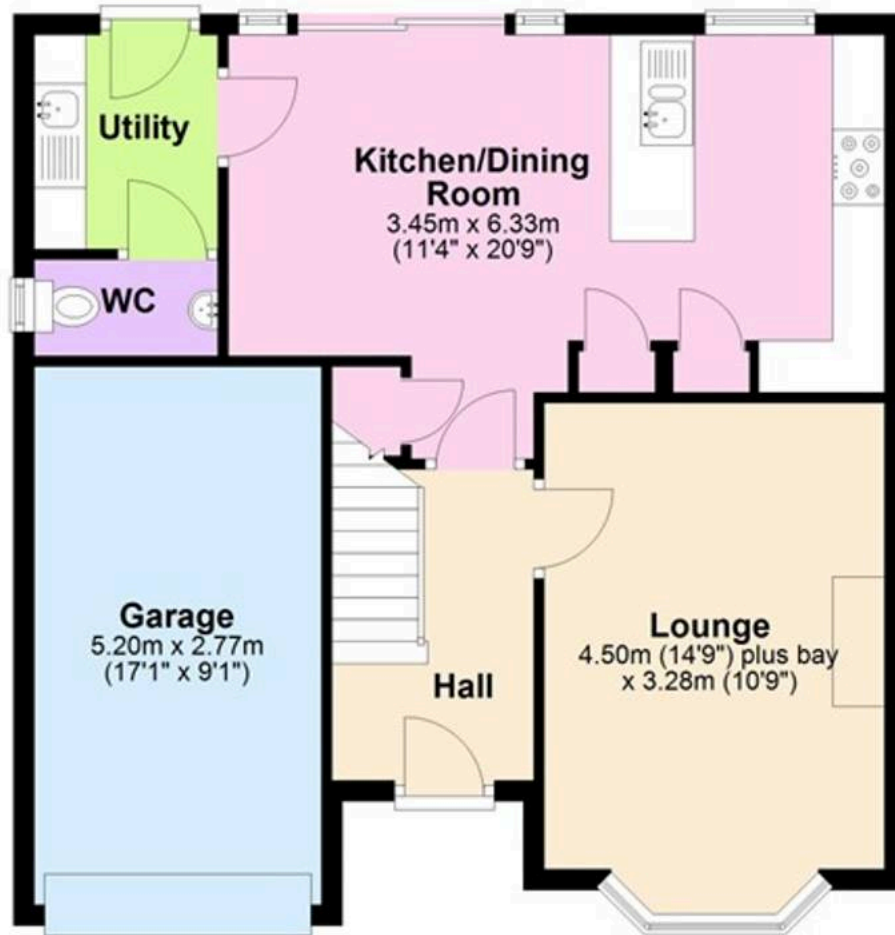
Garden

There is a well maintained and enclosed garden to the rear with patio area leading to level lawn, flower beds with flowers, plants, bushes. There is also steps down to the canal for those boating enthusiasts and beautiful views of the countryside.



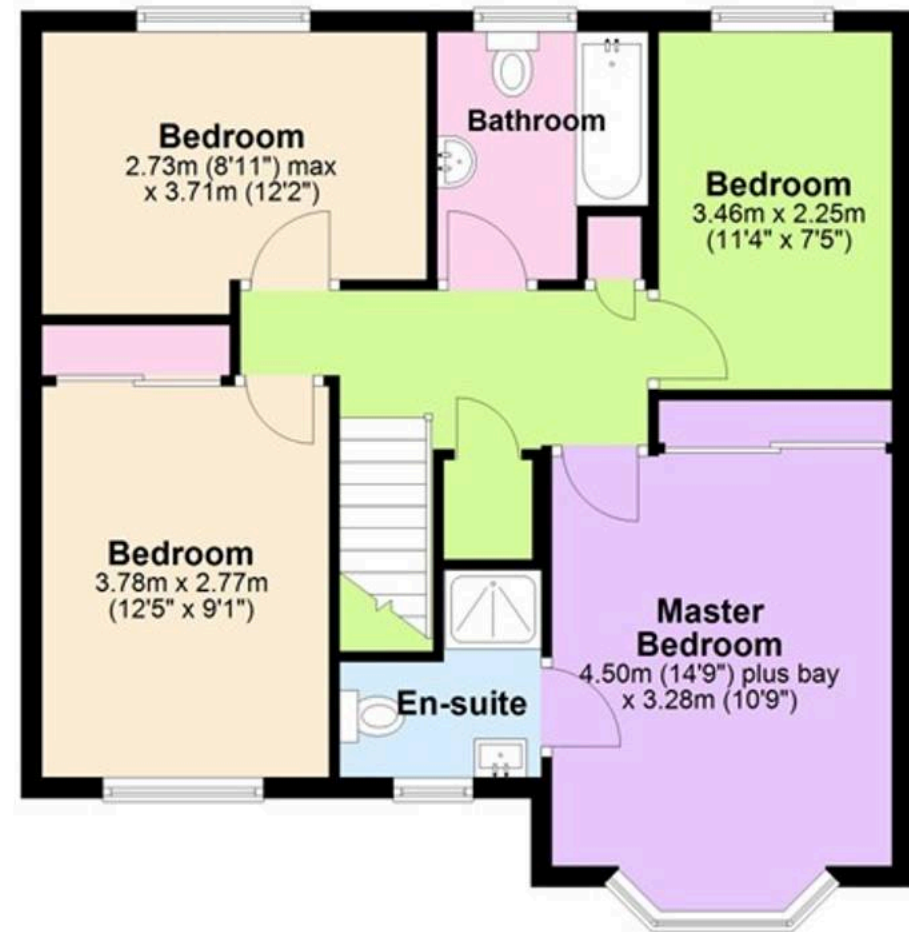
Ground Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 127.5 sq. metres (1372.8 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

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. Ask agent regarding Rights & Restrictions. 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 located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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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. Theses 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.