



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.

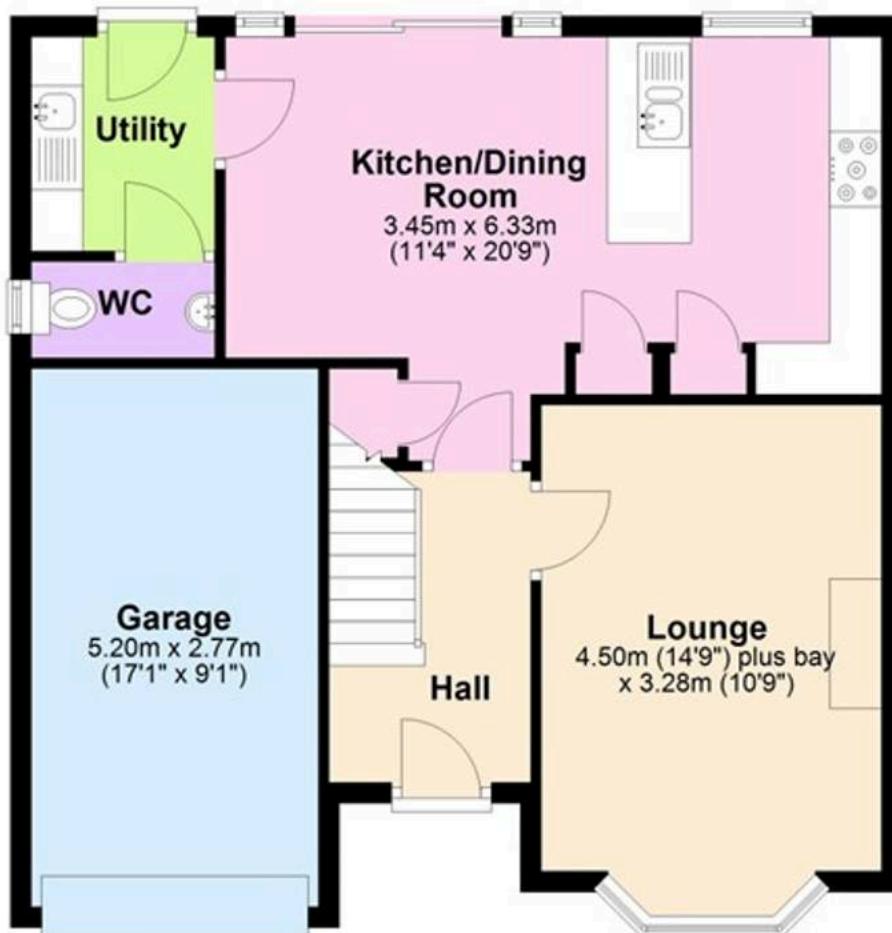
**Garden**

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.

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