



Charles Lakin Close

Shilton

Coventry

CV7 9LB

- Peaceful Village Location in Shilton
- Three Bedrooms
- Bright and Airy Lounge with Dining Space
- Kitchen with Garden Access

EPC Rating '71'





Property Description

ABOUT THE PROPERTY

This three-bedroom semi-detached home on Charles Lakin Close in Shilton presents a rare opportunity for those eager to take on a full-scale renovation project. Requiring significant refurbishment, the property is ideal for buyers with a creative eye and a desire to add real value through transformation. Whether you're an investor, developer, or someone dreaming of crafting a bespoke home, this is a blank canvas with enormous potential.

Inside, the layout offers a spacious lounge and dining area, a kitchen/breakfast room ready for redesign, and a downstairs WC with a walk-in level access shower and natural light from a window. The home is filled with windows and doors, inviting plenty of natural light throughout. Upstairs, two double bedrooms and a single room provide generous accommodation, all served by a family bathroom with a full-size bath, sink, and toilet. One of the double bedrooms features double doors and a fireplace, adding character and further potential for restoration. The loft space offers additional storage and



could be converted subject to planning.

Outside, both the front and rear gardens are expansive, offering ample green space and a fantastic opportunity for landscaping or a complete garden redesign. With no onward chain, this property is ready for immediate attention and transformation. It's a home that needs love, care, and vision-but for the right buyer, it could become something truly special

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

ENTRANCE HALL

4.41m x 1.89m max

SHOWER ROOM

1.93m x 1.79m max

LAUNDRY ROOM

3.18m x 2.56m max

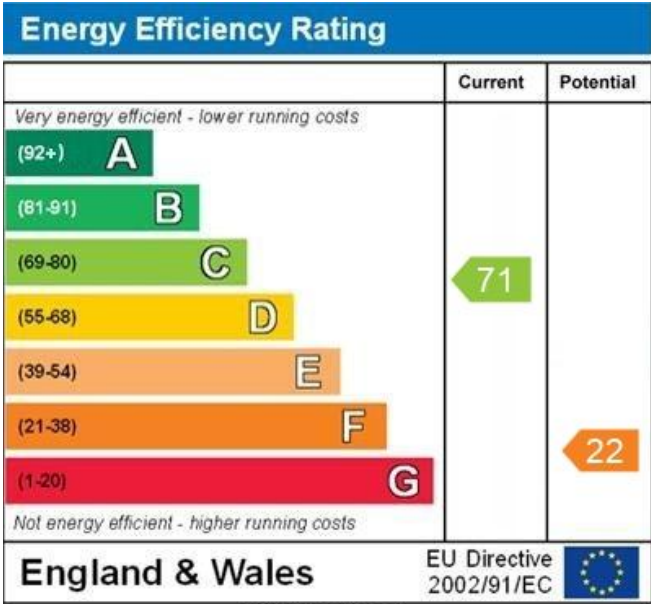
DINING HALL

4.92m x 3.07m max

KITCHEN/BREAKFAST ROOM



3.88m x 3.66m max
 LANDING
 2.81m x 1.99m max
 BEDROOM ONE
 3.84m x 3.32m max
 BEDROOM TWO
 3.83m x 3.83m max
 BEDROOM THREE
 2.9m x 1.7m max
 BATHROOM
 2.02m x 1.68m max



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Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Measure (2020)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements