





12 Leicester Road, Shilton

£500,000

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A beautifully restored 4-bedroom detached cottage in Shilton, Coventry | Modern living with original features | Large kitchen extension with bi-fold doors and ceiling beams for a cottage feel | Three separate garden areas, including a detached office | Close to M69, M6, and local walks and amenities like supermarkets and cinema.

Floor Area

1744 sq. ft.

Tenure

Freehold

Service Charge

£ per annum

Ground Rent

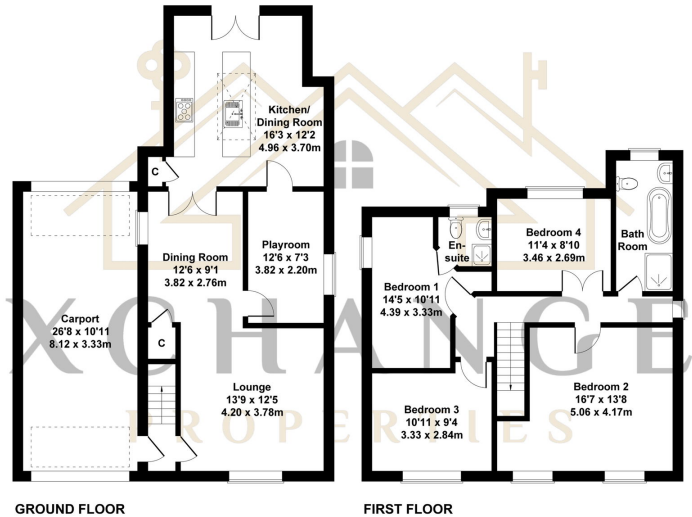
£ per annum

- Beautifully restored 4-bedroom detached cottage in Shilton, Coventry
- Spacious kitchen extension with bi-fold doors and wooden ceiling beams
- Three separate garden areas, including a detached office
- Close to M69 and M6 motorway links for easy commuting
- C/TAX: BAND D - £2009/Annum
- Modern, high-standard renovation with original cottage features
- Cozy lounge with exposed brick fireplace and log burner
- Patio area perfect for outdoor dining and entertaining
- Nearby local amenities include supermarkets, cinema, bowling, and restaurants
- RUGBY BOROUGH COUNCIL



12 Leicester Road, Shilton, Coventry, CV7 9HT

Approximate Gross Internal Area
1744 sq ft - 162 sq m
(Including Carport)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	