



13 CHARLES LAKIN CLOSE

COVENTRY, CV7 9LB

£325,000
FREEHOLD

James Whalley is proud to present this four-bedroom semi-detached home in Shilton, offered with no upward chain and stunning field views.

Upon entering, you are welcomed by an entrance hallway leading to a versatile side extension, currently used as a fourth bedroom/additional family room, a front reception room and a spacious open-plan kitchen/diner. The kitchen benefits from a central island, bi-fold doors, log burner and access to a utility area and downstairs shower room.

To the first floor, there are three further bedrooms and a modern re-fitted family bathroom.

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TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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