



31 Charles Lakin Close, Shilton, Coventry, CV7 9LB

Guide Price of £225,000



Extended Three Bedroom Semi-detached House with No Onward Chain

Corner Plot Position set in Village Location

Lounge to the Front & Dining Room to rear

Fitted Kitchen

Ground Floor Wet Room & Ground Floor WC

Three Well-proportioned Bedrooms to the First Floor

Fitted Bathroom to the First Floor

Large Frontage with Driveway & Car Port

Well Maintained Rear Garden with Large Shed

Gas Central Heating & Mostly UPVC Double Glazing

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Entrance

Door to:

Hallway

Built in storage cupboard, stairs off to the first floor, central heating radiator, doors to wet room, lounge & dining room.

Lounge

3.8m (12' 6") x 3.8m (12' 6")

Central heating radiator, gas fire, UPVC double glazed window to the front.

Dining Room

4.9m (16' 1") x 3.0m (9' 10") x 2.5m (8' 2")

Central heating radiator, pantry cupboard, gas fire, two UPVC double glazed windows to the rear, door to:

Lobby

3.9m (12' 10") x 1.0m (3' 3")

Central heating radiator, door to car port, door to ground floor WC, space for fridge/freezer, door to kitchen:

Kitchen (Single Skin)

Single skin wall will need building reg approval to rectify may affect mortgage applications. Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, space for washer & dryer, space for fridge, central heating radiator, door onto the rear garden, UPVC double glazed window to the side.

Ground Floor WC

1.5m (4' 11") x 0.9m (2' 11")

Low level WC, single glazed window to the side.

Wet Room

1.7m (5' 7") x 2.5m (8' 2")

Low level WC, hand wash basin, electric shower with shower curtain, central heating radiator, UPVC double glazed window to the front.

Landing

All rooms off, central heating radiator, access to the loft, airing cupboard housing 'Baxi' combi boiler, UPVC double glazed window to the side.



Bedroom One

3.0m (9' 10") x 3.8m (12' 6")

Central heating radiator, built in storage, UPVC double glazed window to the rear.

Bedroom Two

2.9m (9' 6") x 3.3m (10' 10")

Central heating radiator, built in storage, UPVC double glazed window to the front.

Bedroom Three

2.3m (7' 7") x 2.8m (9' 2")

Built in storage, UPVC double glazed window to the front.

Bathroom

1.6m (5' 3") x 1.9m (6' 3")

Low level WC, hand wash basin, pannelled bath with electric shower, central heating radiator, tiled walls, UPVC double glazed window to the rear.

Car Port

2.7m (8' 10") x 5.8m (19' 0")

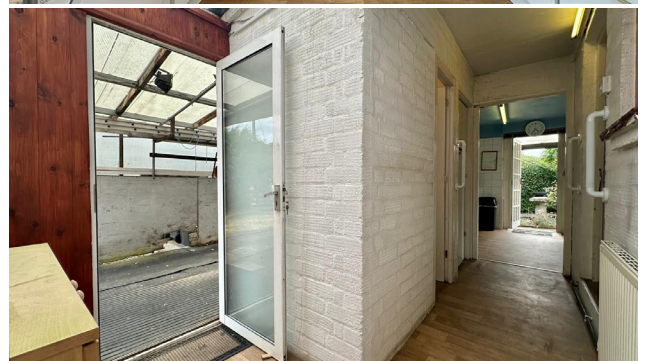
Door leading into the garden.

Rear

Partly laid to lawn, mostly slabbed with mature flower borders & trees, large shed to the rear of garden.

Front

Large frontage with driveway leading into carport, decorative pebbled areas, paved pathway leading to the front door, mostly laid to lawn with mature shrubs & bushes, wooden fence to the front.



NOTE FOR PURCHASERS ON KITCHEN CONSTRUCTION

PLEASE NOTE THAT DUE TO THE CONSTRUCTION OF THE KITCHEN BEING SINGLE SKIN, THE PROPERTY IS BEING ADVERTISED AS 'CASH BUYERS ONLY'. THE SINGLE SKIN KITCHEN MAY CAUSE AN ISSUE FOR MORTGAGE PURPOSES.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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 be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



EPC TBC





IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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