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Baginton Road
CV3 6FQ

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Situated in the highly sought after location of Baginton Road, within walking distance of Coventry's War Memorial Park, this superb four bedroom semi detached family home has been extended and refurbished and offers the ideal opportunity for a family to locate into one of Coventry's most sought after locations.

This beautiful family home offers an entrance hallway, with doors leading off to a Lounge with feature brick fire place, a dining room/snug, an exceptional kitchen/diner with bi fold doors leading to the garden, utility Room, a Cloakroom/WC and access to the integral garage.

On the first floor you will find three large double bedrooms with the principle bedroom featuring en-suite facilities, a single bedroom and a high spec family bathroom with a bath and walk-in shower. The attic above has been fully boarded

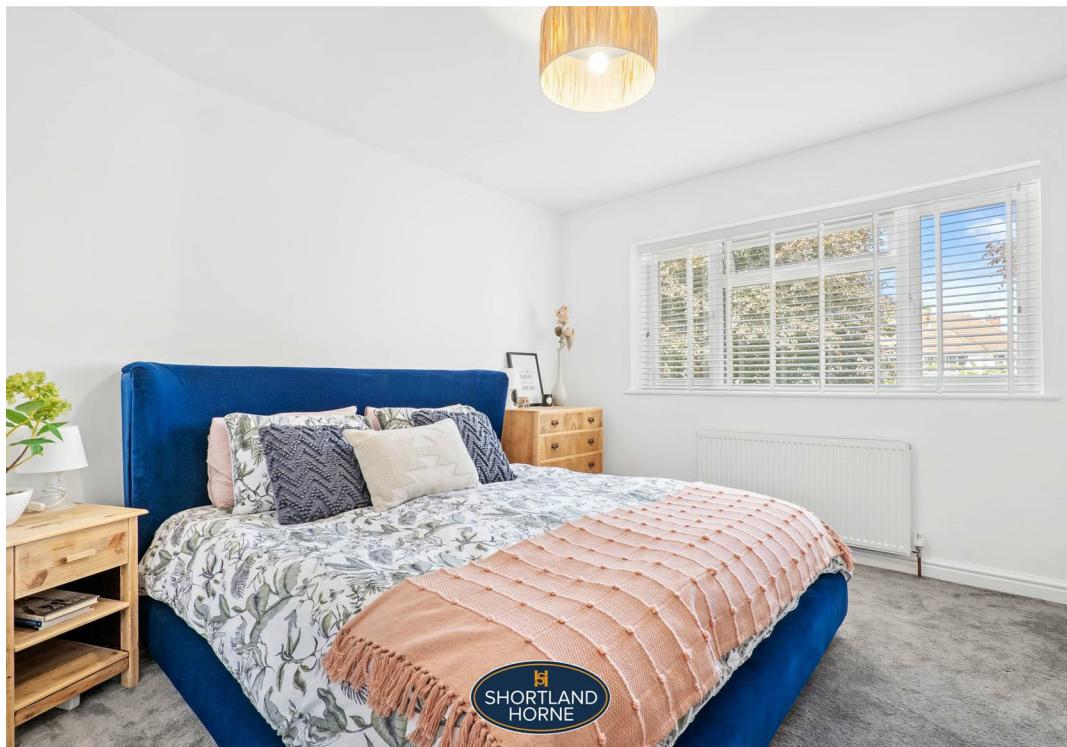
Outside to the front of the house is a newly laid Resin Driveway with space for several cars and access to the garage. To the rear there is a lovely designed garden with a composite decked patio area ideal for entertaining and a lawn with an excellent summer house.

LOCATION

Stivichall is one of Coventry's most sought after districts being situated close to the War Memorial Park (once known as Stivichall Common) and is conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre.

Nearby secondary schools include Finham Park, King Henry VIII and Whitley







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Dimensions

GROUND FLOOR 1.56 x 2.50

Entrance Hall

Living Room

Snug

3.79 x 3.59

Kitchen/Diner

6.91x 6.01

Utility

W/C

Garage

5.04 x 3.75

FIRST FLOOR

Bedroom One

3.84 x 3.65

En-Suite

Bedroom Two

3.69 x 3.54

Bedroom Three

3.22 x 3.66

Bedroom Four

2.66 x 2.01

Bathroom

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

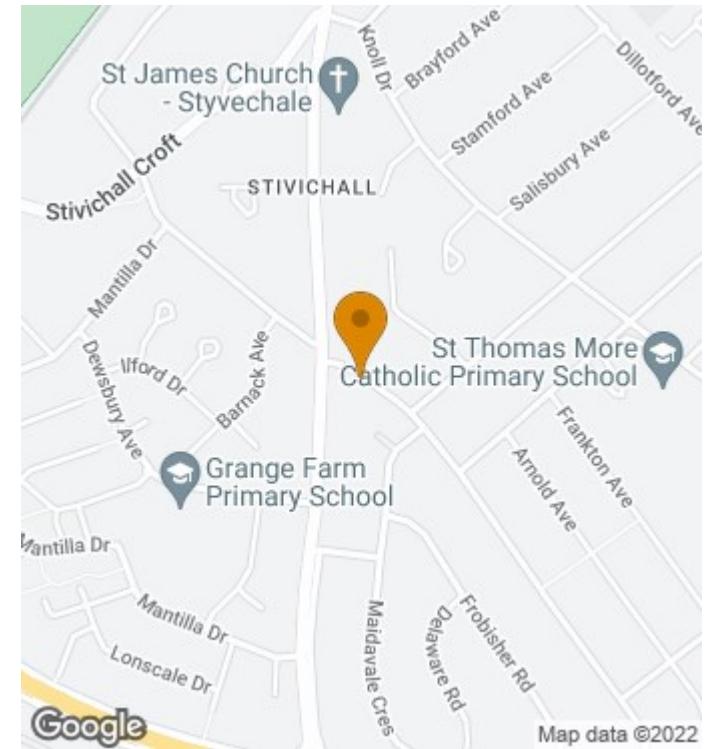
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91)	B		
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