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Holly Walk  
Baginton CV8 3AE



# Holly Walk

## CV8 3AE

**\*\*HIGHLY MOTIVATED SELLER\*\***

An exceptional four bedroom detached dormer bungalow set in the heart of Baginton Village. The property has been completely refurbished and extended by the current owners to a very high standard and must be viewed to appreciate what this wonderful home has to offer. Baginton is a lovely village with two local pubs, a park, the Lunt Roman Fort and Bagots Castle and is within easy reach of Coventry city centre, Coventry train station, Leamington, Kenilworth and currently comes under the CV8 postcode catchment for the Kenilworth schools.

Briefly the property comprises of an entrance hallway with doors leading through to an open plan breakfast kitchen/diner with high quality gloss units, engineered quartz work surfaces, integrated double ovens, dishwasher and space for a American fridge/freezer, there are also Bi-Fold doors leading out to the garden, a lovely spacious lounge with a feature electric fire, a utility area, downstairs w/c and the the study area has stairs leading to the first floor.

The master bedroom is a great size which has been completely opened up by the current owners to accommodate a dressing area, en-suite and sky lights (this can easily be changed back to make a fourth bedroom if required). There is a further double bedroom with eaves storage, a single bedroom and a modern high quality bathroom with a bath, wash basin and a low flush w/c.

Outside the front is mainly block paved providing plenty of off road parking and a single garage. The rear garden is beautifully landscaped and is a good size, mainly laid to lawn with mature shrubs and trees and a new decking area which is ideal for outside entertaining. This property must be viewed to appreciate its location, size, space and the quality of finish it has to offer.

property since 1995















## Dimensions

### GROUND FLOOR

Storm porch

Entrance Hallway

Living Room

5.87m x 4.19m

Open Kitchen/Diner

5.89m x 7.42m

Utility

2.26m x 1.57m

Study

3.63m x 3.68m

Garage

4.98m x 2.77m

### FIRST FLOOR

Master Bedroom

5.87m x 4.19m

Dressing Area

6.53m x 3.58m

En-Suite

1.88m x 1.96m

Bedroom Two

4.04m x 3.61m

Bathroom

2.36m x 1.75m

Bedroom 3

3.20m x 1.78m

Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1841.10 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 Criminal 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.

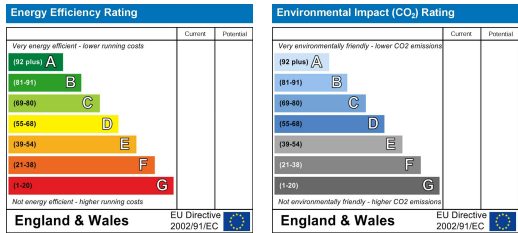
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices 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



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