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Baginton Road  
Styvechale CV3 6FY

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A SUPERIOR 1900SQFT EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN AND WITHIN THE FINHAM PARK SCHOOL CATCHMENT AREA!!

This amazing four-bedroom semi-detached home has been tastefully decorated and cleverly improved to provide more comfortable family living. Baginton Road is firmly established as one of the most favoured locations in the city and is close to the train station, War Memorial Park and within easy reach to great local schools.

The house has gas fired central heating and double glazing. It affords excellent family accommodation with the ground floor comprising of a storm porch, an entrance hallway with doors leading off to a front lounge with a feature gas fire place, a superbly extended tiled kitchen/dining /family room with French doors leading you out to the lovely garden. The fully fitted modern kitchen has a feature island, quartz worktops, integrated double ovens/microwave, a range master cooker, a dishwasher and a side-by-side full length fridge and freezer. This amazing home also offers a great utility area with the plumbing for a washing machine and a tumble dryer, there is also a study/family room and a shower room.

On the first floor you will find a family bathroom and three bedrooms with two of these bedrooms being doubles and benefitting from built in wardrobes. There is also a single bedroom.

From the landing there is a staircase that leads you up to the second floor which offers a further double bedroom featuring a line of built in wardrobes and an en-suite shower room.

Outside there is a driveway providing parking for several vehicles and to rear there is a much larger than average fully enclosed low maintenance garden with a patio area ideal for entertaining.

property since 1995









## Dimensions

**GROUND FLOOR** **En-Suite**

**Porch**

**Entrance Hall**

**Lounge**

**7.44m x 4.24m**

**Kitchen/Dining Room**

**8.05m x 5.05m**

**Utility Room**

**Shower Room**

**Study/Family Room**

**4.55m x 1.93m**

## FIRST FLOOR

**Bedroom Two**

**3.99m x 3.51m**

**Bedroom Three**

**3.63m x 3.33m**

**Bedroom Four**

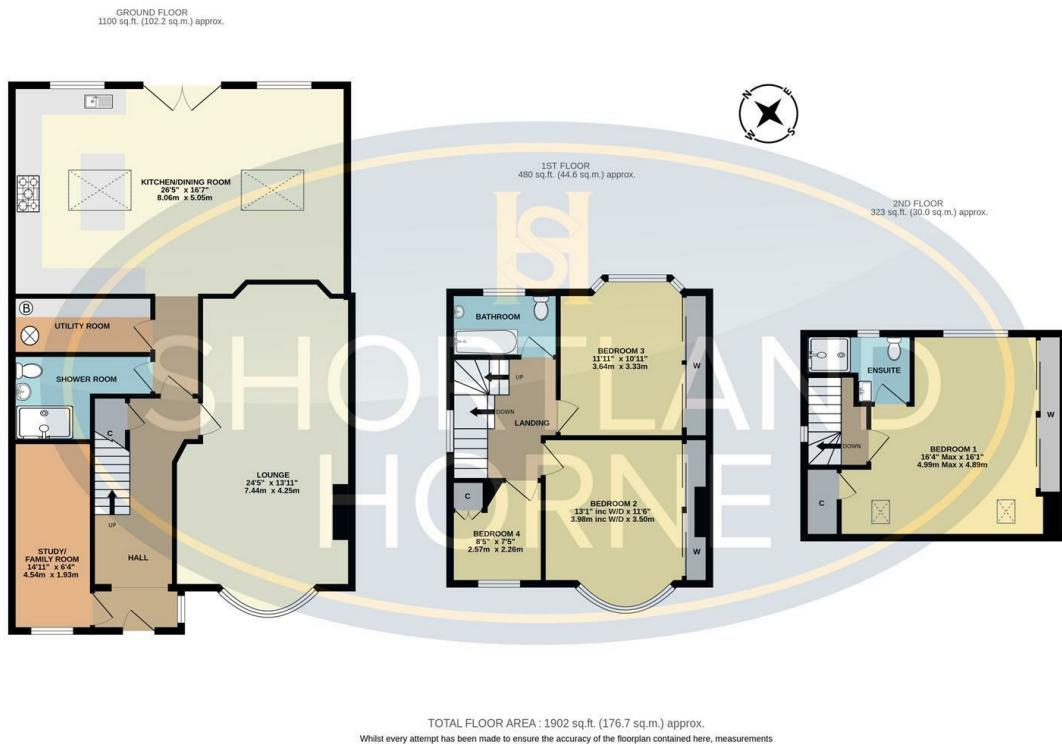
**2.57m x 2.26m**

**Bathroom**

**Bedroom One**

**4.98m x 4.90m**

# Floor Plan



Total area: 1902.00 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 Proce

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**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.

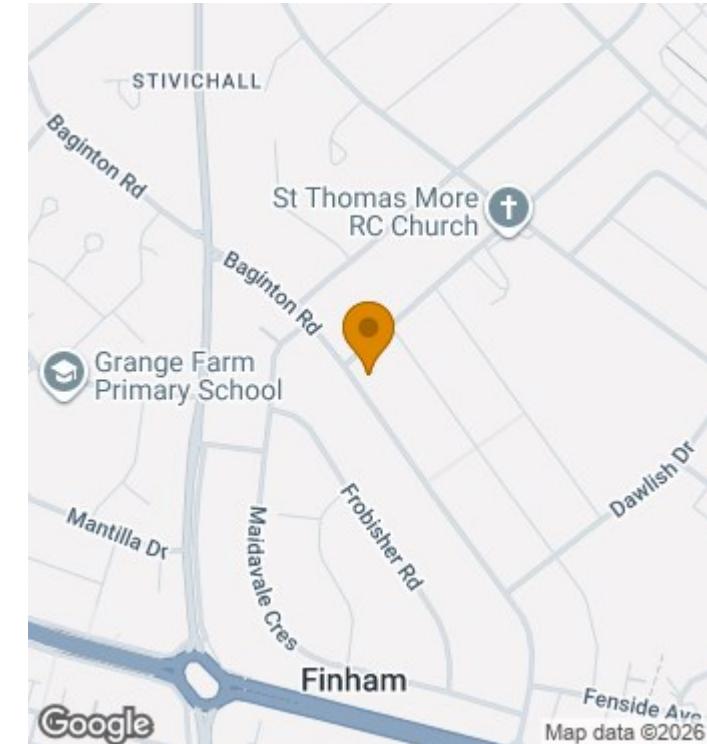
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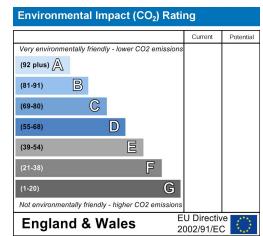
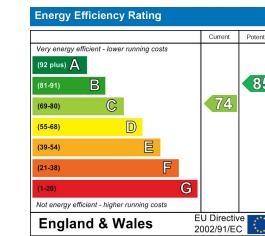
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## Location Map



EPC



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