




**SHORTLAND
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**Baginton Road
CV3 6FS**

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Nestled on the esteemed Baginton Road in the sought-after Styvechale area of Coventry, this charming semi-detached house offers a wonderful opportunity for those looking to create their dream home. This chain-free property boasts three well-proportioned bedrooms and a well-maintained bathroom, making it an ideal choice for families or professionals alike.

Upon entering, you are greeted by two inviting reception rooms. The front dining room features an attractive bay window, allowing natural light to flood the space, while the living room seamlessly opens into a mature and private South facing rear garden. This outdoor area, complete with a sunny patio, is perfect for entertaining or simply enjoying a peaceful afternoon. There are also two very useful brick built storage rooms.

The property benefits from ample driveway parking at the front, with convenient access to the rear garden. The plot extends to both the side and rear, presenting exciting potential for future extensions, subject to the usual permissions. Upstairs, you will find two bright and airy double bedrooms alongside a cosy single room, all designed to provide comfort and tranquillity.

The house has been well cared for, featuring replacement double glazing throughout and a modern gas combination boiler, ensuring warmth and efficiency. Located within close proximity to highly regarded primary and secondary schools, including Finham Primary and King Henry VIII, this home is perfectly positioned for families seeking quality education options.

Additionally, Coventry Railway Station is just over a mile away, providing excellent transport links, while the picturesque War Memorial Park is nearby, offering delightful walks and recreational opportunities. This property on Baginton Road is not just a house; it is a place where cherished memories can be made.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway
3.89m x 1.65m

Dining Room
4.37m x 3.61m

Living Room
4.78m x 3.28m

Kitchen
4.32m x 1.93m

FIRST FLOOR

Bedroom One
4.75m x 3.28m

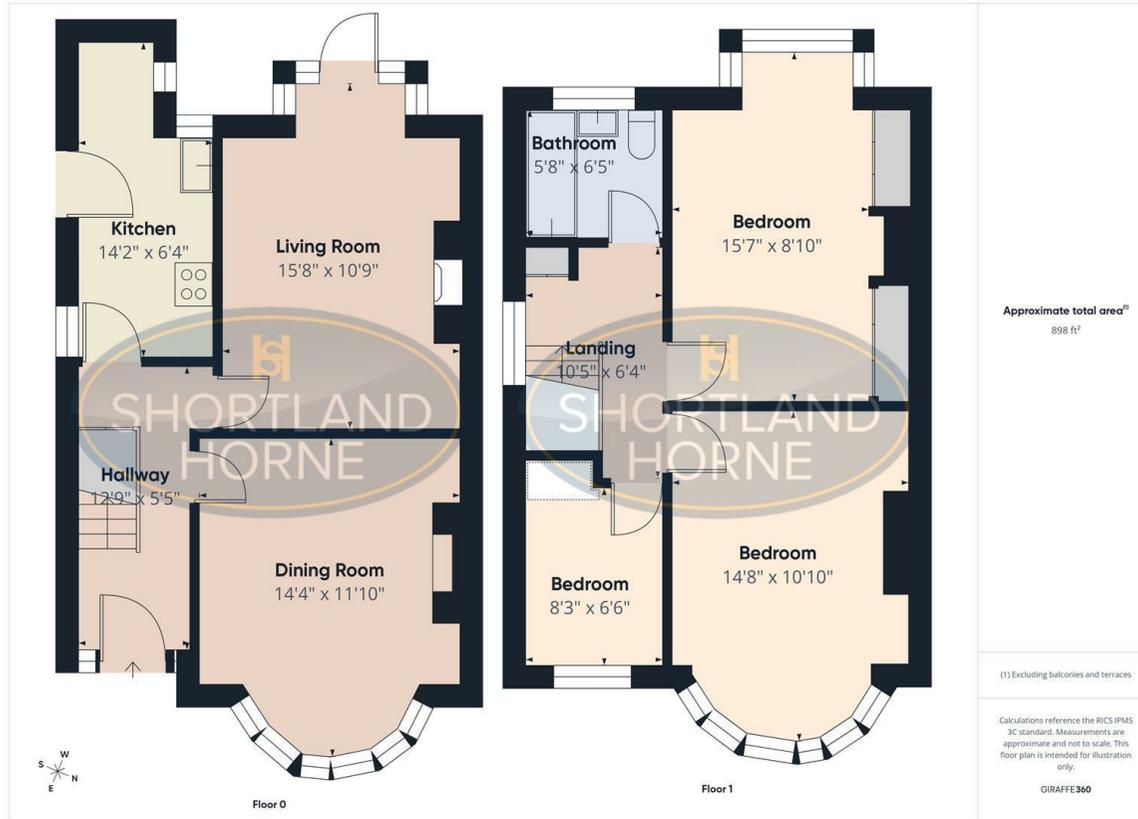
Bedroom Two
4.47m x 3.30m

Bedroom Three
2.51m x 1.98m

Bathroom
1.73m x 1.96m



Floor Plan



Total area: 900.00 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 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

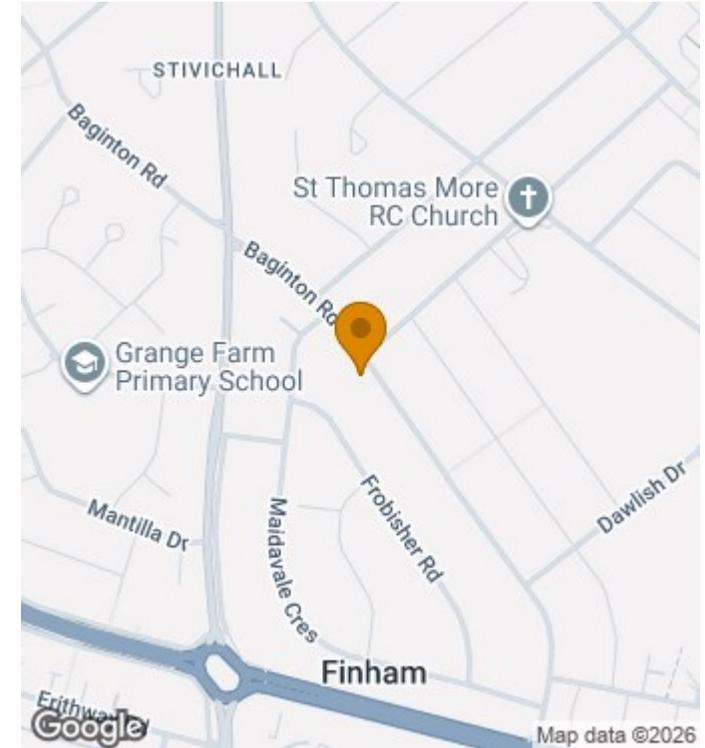
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

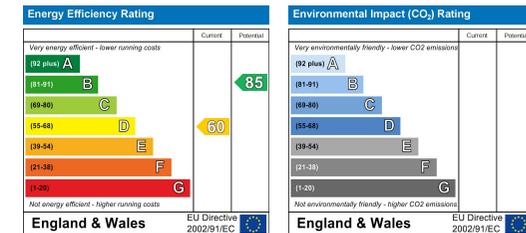
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

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