



Trusted
Property Experts



Babbacombe Road
CV3 5NZ

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Welcome to this charming spacious four bedroom semi-detached house situated on one of Coventry's most sought after roads. Within easy reach of Coventry City Centre, Leamington and Kenilworth. This home is situated in great school catchments making this a wonderful prospect for a family. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With two bathrooms, there will be no more queuing in the morning rush.

Briefly this wonderful home comprises of the hallway leading you through to a spacious lounge with an electric feature fire place. The Kitchen/Diner is a fantastic size, that offers an integrated oven, gas hob, a fridge/freezer and space for a dishwasher, there is also an extended garden room overlooking the wonderful garden, a very useful utility and a W/C.

Upstairs on the first floor there are three bedrooms and a modern family bathroom with a walk in shower and a bath. On the top floor you will find a further double bedroom which is a lovely size with access to a luxury en-suite bathroom.

Situated on a large plot, this property offers ample outdoor space for gardening enthusiasts or for children to play freely. Whether you're looking to host summer barbecues or simply enjoy a quiet evening in the garden, this home provides the perfect setting. The block paving to the front invites parking for up to 3 vehicles.

Don't miss the opportunity to make this house your home and enjoy the comfort and space it has to offer. Contact us today to arrange a viewing and envision the possibilities that this lovely property holds for you and your family.







SH
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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.95m x 3.43m

Study

3.12m x 1.98m

Kitchen/Dining Room

7.87m x 2.82m

Garden Room

3.33m x 2.72m

Utility

W/C

FIRST FLOOR

Bedroom One

4.09m x 3.35m

Bedroom Two

3.81m x 3.35m

Bedroom Three

2.13m x 1.91m

Bathroom

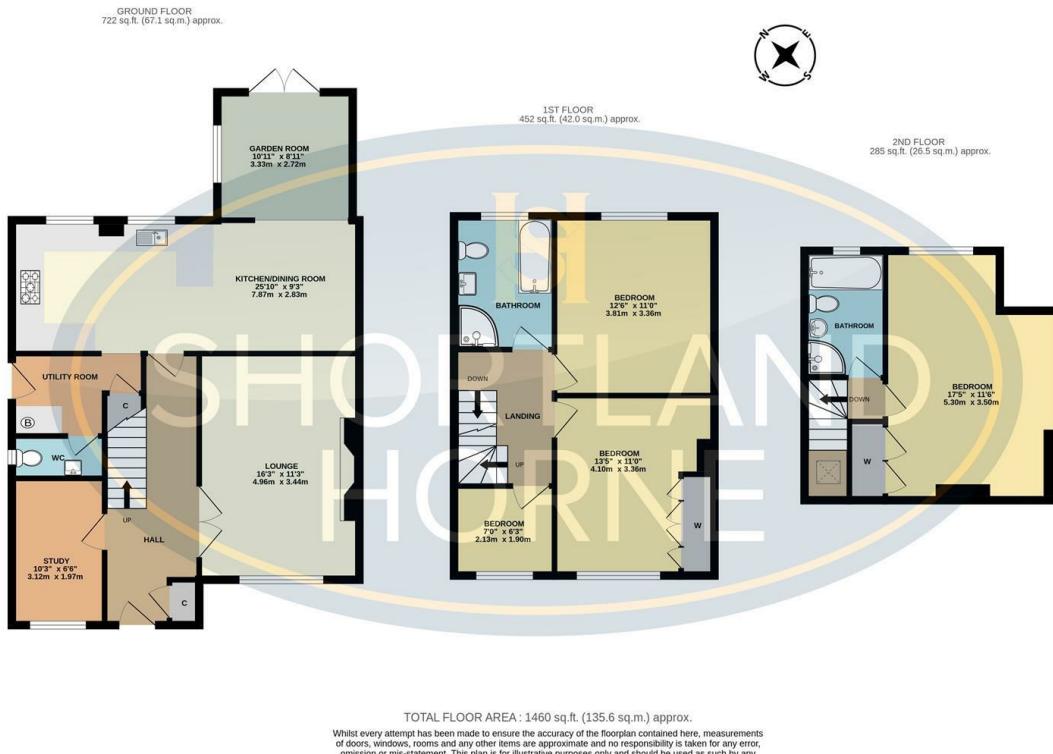
SECOND FLOOR

Bedroom Four

5.31m x 3.51m

Bathroom

Floor Plan



Total area: 1460.00 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

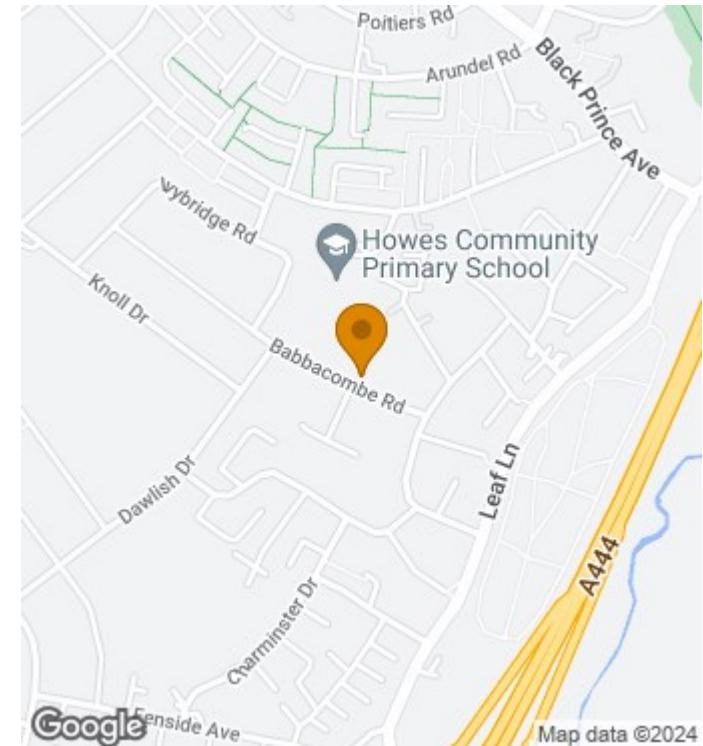
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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		69	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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