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Property Experts



Baginton Road
Finham CV3 6FY

Est. 1985
**SHORTLAND
HORNE**
024 7622 2123
FOR SALE

Baginton Road CV3 6FY

A beautiful semi-detached family home situated in the highly sought after location of Baginton Road, within walking distance of Coventry's War Memorial Park, this superb family home and has been tastefully decorated and offers the ideal opportunity for a family to locate into Coventry's premium location, Styvechale.

This lovely property offers an entrance hallway with doors leading off to a Lounge with feature gas fireplace, a dining Room with a French door leading you out to the garden, a fully modern fitted kitchen with integrated double ovens, electric hob, a dishwasher, a washer/dryer and a downstairs W/C completes the ground floor.

On the first floor you will find two large double Bedrooms both with fantastic bay windows, a family bathroom with a bath and shower over. There is also a single Bedroom.

Outside to the front of the house is a lawned garden with a tarmacadam driveway with space for two cars. To the rear there is a fully enclosed well established garden.

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 Academy. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary.

There are two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs. Good shopping is available both in Coventry and nearby Leamington Spa.







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Dimensions



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.

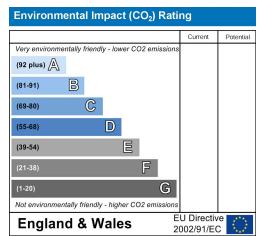
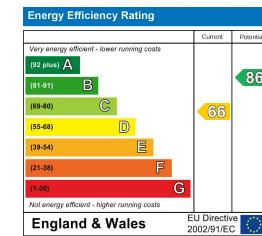
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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