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Baginton Road  
Styvechale CV3 6JX

# Baginton Road

## CV3 6JX

Nestled on Baginton Road in the charming area of Styvechale, this beautifully refurbished detached house offers a perfect blend of modern living and classic charm, this property has been thoughtfully updated to meet the needs of contemporary families while retaining its character.

With five spacious bedrooms this home provides ample space for both relaxation and entertaining. The ground floor boasts a fantastic kitchen/dining family room with underfloor heating, complete with bifold doors that seamlessly connect to the garden, allowing for an abundance of natural light. The inviting lounge features a bay window, creating a warm and welcoming atmosphere. Additionally, a study, utility room, and convenient WC enhance the practicality of this delightful home.

On the first floor, you will find four generously sized bedrooms, accompanied by a family bathroom. The second floor is dedicated to the master bedroom, which includes an ensuite bathroom, offering a private retreat for relaxation.

The outdoor space is equally impressive, featuring a rear garden that is perfect for entertaining guests. A paved patio area, jacuzzi, and bar with an outdoor television create an ideal setting for summer gatherings. Furthermore, a charming garden room with its own WC adds to the versatility of this outdoor space.

This property is conveniently located close to the city centre, train station, Memorial Park, and local schools, making it an ideal choice for families and professionals alike. This stunning home truly offers a unique opportunity to enjoy a luxurious lifestyle in a sought-after location.



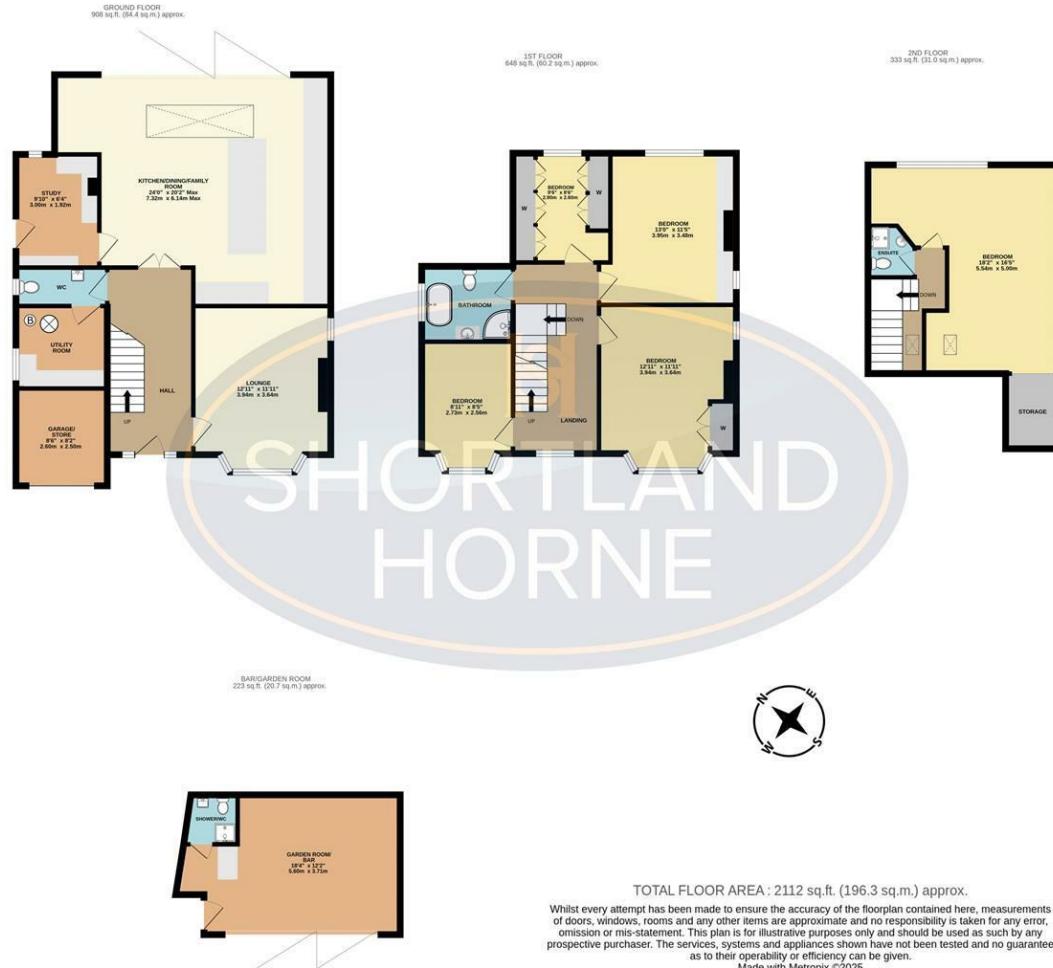






## Dimensions

Ground Floor	Bedroom
	2.73 x 2.54
Hallway	Bedroom
	2.90 x 2.60
Lounge	Second Floor
	3.94 x 3.64
Kitchen/Dining/Family Room	Master Bedroom
	7.32 x 6.14
Study	5.54 x 5
3 x 1.92	
W/C	
Utility Room	
First Floor	
Bedroom	Bedroom
	3.94 x 3.64
Bedroom	Bedroom
	3.95 x 3.48



#### 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

TOTAL FLOOR AREA: 2112 sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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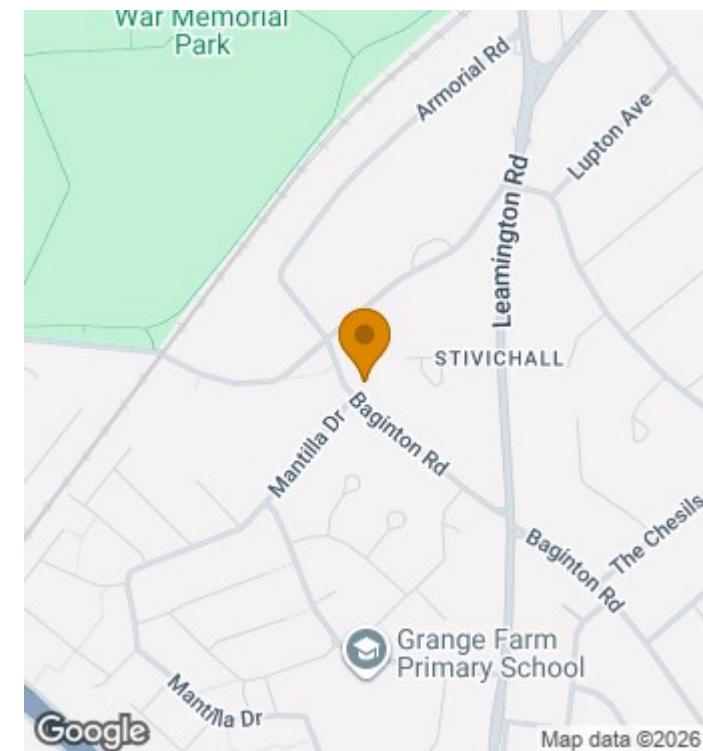
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		EU Directive 2002/91/EC	EU Directive 2002/91/EC
79	67		

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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