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Property Experts



Mill Hill
Baginton CV8 3AG

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A fabulous opportunity to purchase an extended three bedroom semi detached home set in the very popular village of Baginton. Baginton is a lovely village with two local pubs, a park, the Lunt Roman Fort and Bagots Castle. The village is within easy reach of Coventry city centre, Coventry train station, Leamington, Kenilworth and is under the CV8 postcode catchment for the Kenilworth schools.

Briefly the accommodation comprises of the hallway leading through to the lounge with a feature log burner and large bay window. There is a spacious kitchen/dining room again with log burner fully fitted Neff appliances and double doors leading to the garden. Additionally there is a utility room with space for a washing machine and tumble dryer. There is also a snug and downstairs bathroom with shower over and low flush w/c. Upstairs there are three double bedrooms, the master having the benefit of fitted wardrobes and a modern shower room.

Outside to the front there is a newly laid Cotswold stone driveway with plenty of parking. To the side there is a block paved area providing more parking. The detached brick built garage has been extended to provide a workshop to the rear. The rear garden is a wonderful size mainly laid to lawn with mature shrubs and trees. There is also a paved patio area providing an ideal space for outside entertaining. To the rear of the garden is a timber log store with electric power.

selling quality
property since 1995









Dimensions

Ground Floor

Living Room

4.24 x 3.66

Kitchen/Diner

7.32 x 5.06

Utility

Snug/Play Room

3.3 x 3.19

Bathroom

1.72 x 2.21

First Floor

Landing

Master Bedroom

4.24 x 3.66

Bedroom Two

3.33 x 2.89

Bedroom Three

3.33 x 2.64

Bathroom

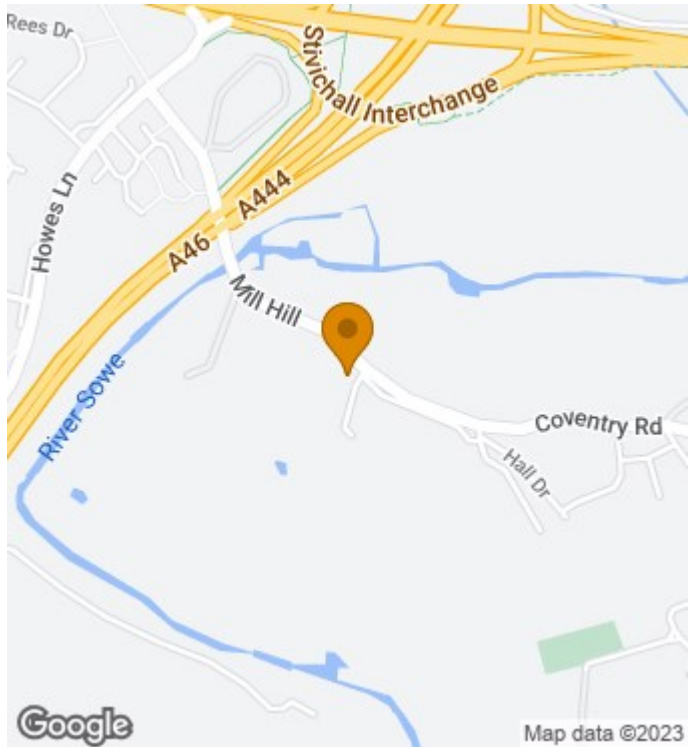
1.90 x 1.51



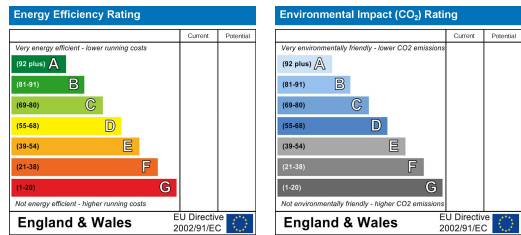
Floor Plan



Location Map



EPC



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.

