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Holly Walk
Baginton CV8 3AE

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An exceptional four-bedroom detached chalet-style home, ideally situated within a quiet and sought-after cul-de-sac in the highly desirable village of Baginton, on the outskirts of Coventry.

This superb property offers the perfect blend of peaceful village living and excellent connectivity, with convenient access to major road networks and located within the catchment area for the highly regarded Kenilworth High School. Baginton itself is renowned for its strong community spirit, hosting regular local events, and is home to the historic Roman Lunt Fort along with two well-loved village pubs. Surrounded by picturesque countryside, the area is ideal for families, walkers, and dog owners, with beautiful scenic routes right on the doorstep.

The accommodation is both versatile and well-proportioned, beginning with a welcoming porch leading into a spacious entrance hallway. The ground floor features a convenient cloakroom, a generous living room opening through to a separate dining room perfect for entertaining and a breakfast kitchen offering excellent scope for modernisation. A further flexible reception room provides the option of a fourth bedroom, home office, or study.

Offered to the market with vacant possession and no onward chain, this is a fantastic opportunity for buyers to modernise and create a truly bespoke home tailored to their own tastes and lifestyle.

A rare opportunity to acquire a home with such potential in a prime village setting—early viewing is highly recommended.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

1.78m x 1.80m

Entrance Hallway

3.94m x 2.72m

Living Room

4.45m x 5.38m

Dining Room

3.02m x 3.78m

Kitchen

3.89m x 3.73m

Bedroom

3.30m x 3.78m

W/C

1.75m x 1.50m

FIRST FLOOR

Bedroom One

3.28m x 7.42m

Bedroom Two

2.92m x 5.56m

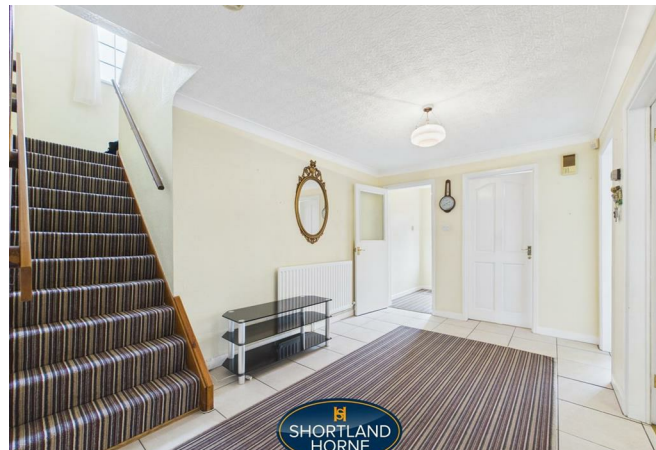
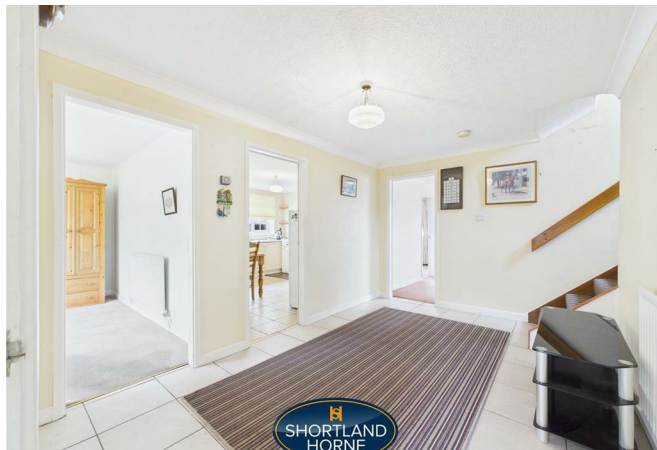
Bedroom Three

2.51m x 3.76m

Bathroom

2.39m x 1.80m

Shower Room



Floor Plan



Total area: 1564.00 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

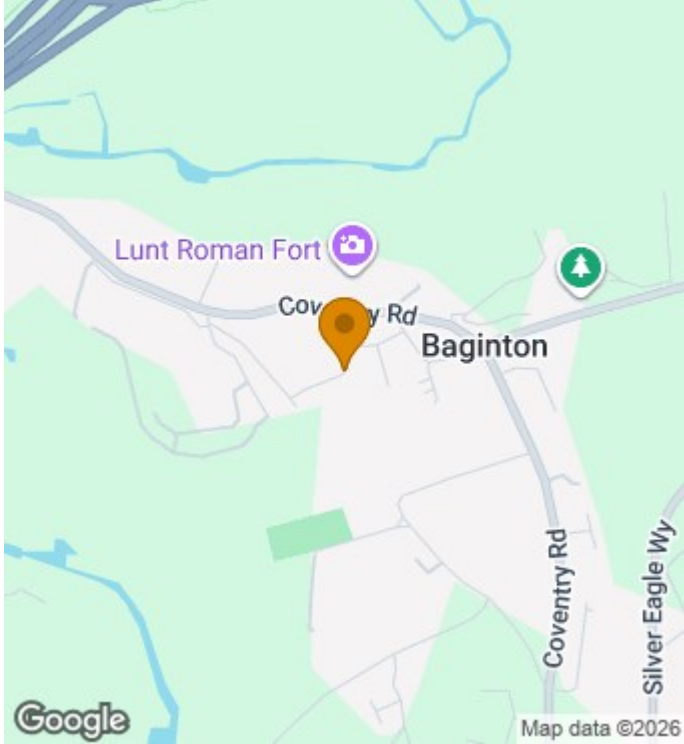
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

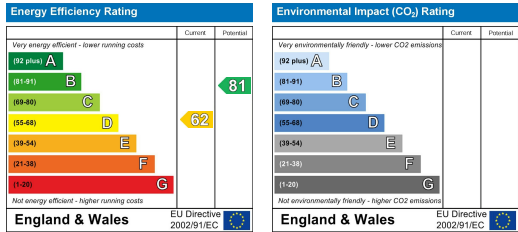
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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