



 **SHORTLAND
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Baginton Road
CV3 6FU

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Nestled on Baginton Road in Coventry, this beautifully extended semi-detached house offers an exceptional living experience, perfect for families and professionals alike. With four spacious bedrooms and a well-appointed bathroom, this property has been substantially improved to provide a stylish and comfortable home.

As you enter, you are welcomed into a generous reception area that leads to a remarkable kitchen dining and family room. This ground floor extension serves as the heart of the home, ideal for entertaining and family gatherings. The sitting room, featuring a charming open fireplace, provides a cosy retreat, while bi-folding doors seamlessly connect the indoor space to the sunny South West facing garden, enhancing the flow of natural light.

The ground floor also includes a versatile fourth bedroom, which can easily be transformed into a home office, gym, or snug lounge, catering to your lifestyle needs. A practical utility room discreetly houses noisy appliances, ensuring the main living areas remain tranquil.

On the first floor, you will find three double bedrooms, complemented by a modern

THE LOCATION

Situated within one of Styvechale's most popular residential addresses the Baginton Road is certainly ideal for families and professionals.

Local schooling, both primary and secondary is easily accessible and also within walking distance. Finham Primary, Grange Farm, Finham Secondary and King Henry VIII are all within easy reach.

Although very local shops can be found on Baginton Road and Dawlish Drive, Quinton Parade, opposite Quinton Park and lake, can be found approximately one mile from the address.

For commuters, the main Coventry Railway Station is situated 1.15 miles from the house with the city centre only a few minutes beyond.

Located to the South of the city, access out of Coventry toward Kenilworth and Leamington Spa is also straightforward with both the A45 and A46 only a short drive from the property itself.





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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

6.91m x 3.63m

Kitchen/Dining Room

7.32m x 3.51m

Utility Room

W/C

Bedroom

4.85m x 2.51m

FIRST FLOOR

Bedroom One

3.84m x 3.63m

Bedroom Two

3.63m x 3.05m

Bedroom Three

3.86m x 2.74m

W/C

Bathroom

OUTSIDE

Garden Room

3.51m x 2.26m

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

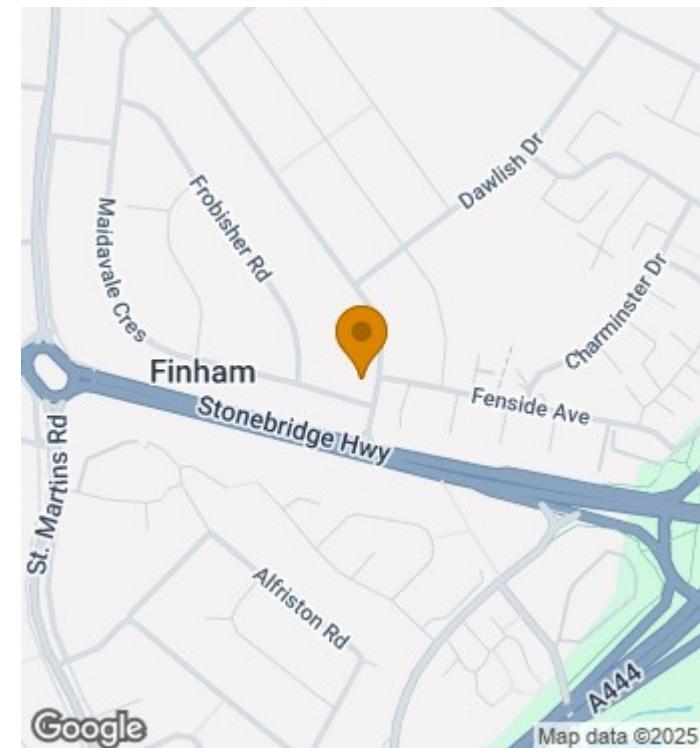
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 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	71	79
(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	

		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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