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Property Experts



Baginton Road
CV3 6FU

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A brilliant opportunity to purchase this extended semi-detached family home situated in the highly sought after location of Baginton Road, within walking distance of Coventry's War Memorial Park and local shops and amenities. Shortland Horne strongly suggest a viewing to appreciate what this lovely property has to offer.

Briefly the accommodation offers an entrance porchway, a hallway with doors leading off to the lounge with a feature gas fireplace, the kitchen is fitted with wall and base units and has fitted appliances. The main feature of the property is the open plan living dining room with doors leading you outside to the garden and a W/C.

On the first floor you will find two large double bedrooms with the front bedroom featuring built in wardrobes, a single bedroom and a family bathroom completes the first floor.

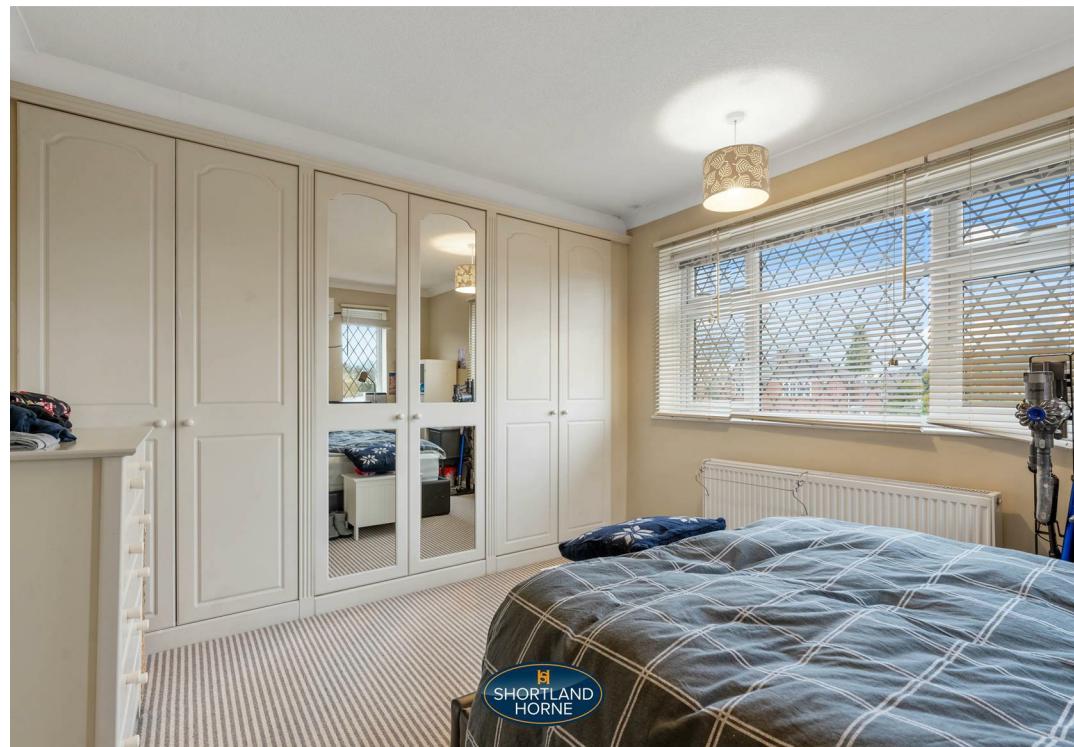
Outside to the front of the house is a lawned garden with a tarmacadam driveway with space for two cars leading to a detached garage/outbuilding that has been converted in to an office. To the rear there is a fully enclosed well established garden with a paved patio area and base for a shed.

There are privately owned Solar Panels on the roof making the house very reasonable to run.

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.







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Dimensions

Ground Floor

Lounge

4.21 x 3.32

Kitchen

3.45 x 2.07

Family Room/Dining Room

7.07 x 3.60

W/C

First Floor

Bedroom 1

3.67 x 3.32

Bedroom 2

3.50 x 2.79

Bedroom 3

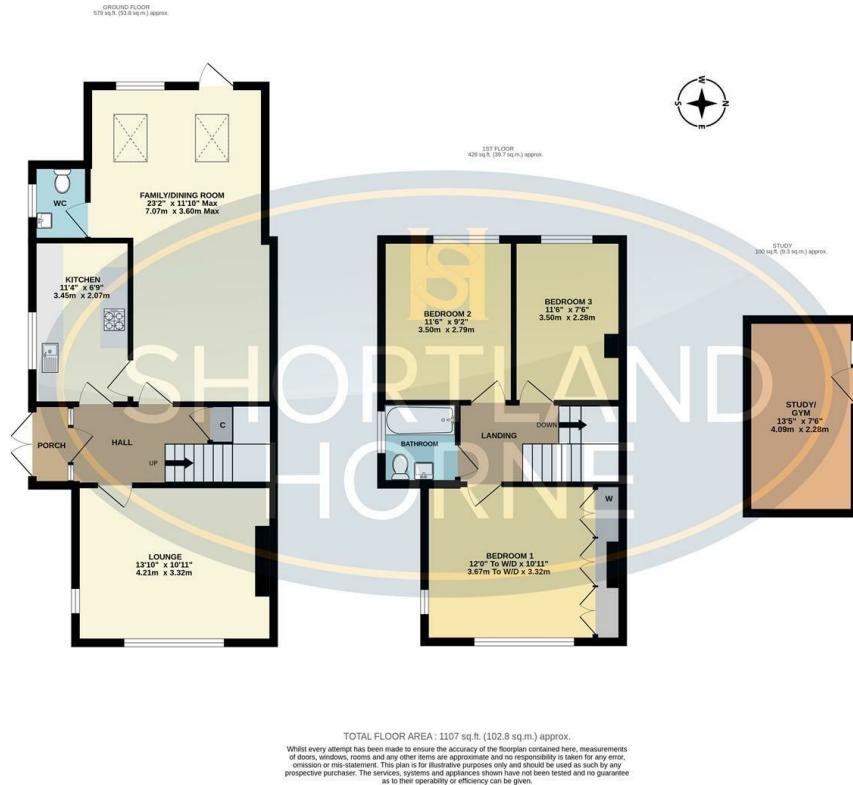
3.50 x 2.28

Bathroom

Study/Gym

4.09 x 2.28

Floor Plan



Total area: 1107.00 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

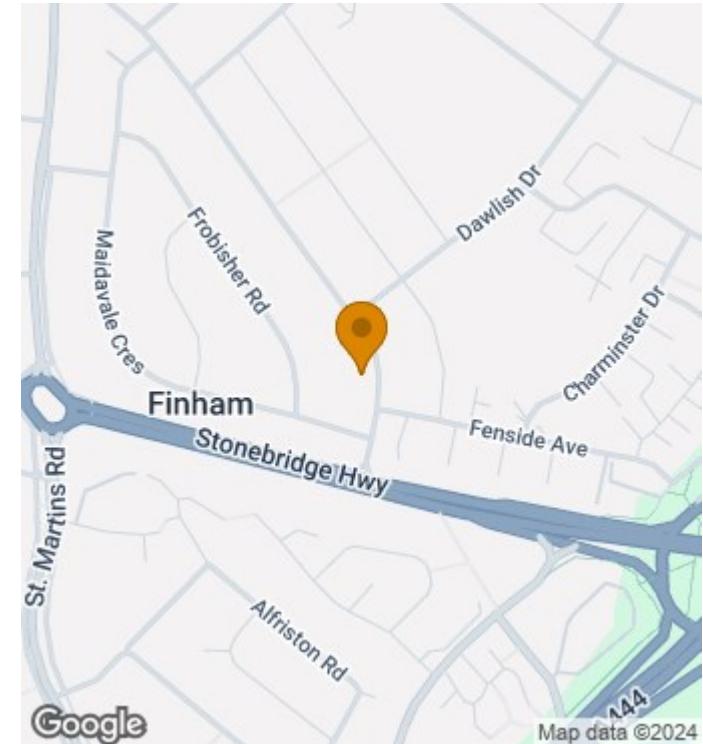
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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

Environmental Impact (CO ₂) Rating		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	EU Directive 2002/91/EC



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