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2021-2022

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Baginton Road  
CV3 6FS



# Baginton Road

## CV3 6FS

A SUPERIOR 1871SQFT EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN.

This amazing four-bedroom semi-detached home has been tastefully decorated and cleverly improved to provide more suitable family living.

Baginton Road is firmly established as one of the most favoured locations in the city and is close to the train station, War Memorial Park and within easy reach to great local schools.

The house has gas fired central heating and double glazing. It affords excellent family accommodation including a front lounge with a feature log burning stove, a superbly extended ceramic tiled kitchen/dining /family room with Bi-fold doors leading you out to the lovely garden. The fully fitted modern kitchen has a feature island, integrated double ovens, a five ring gas hob, a microwave, dishwasher, wine cooler and a side-by-side fridge and freezer This amazing home also offers a great utility area, a W/C and access to the integral garage.

On the first floor you will find a family bathroom with a stand alone bath and separate walk in shower, two double bedrooms and a generously sized single bedroom.

From the landing there is a staircase that leads you up to the second floor which offers a further double bedroom featuring a luxury walk in dressing area. There is also a newly fitted en-suite shower room.

Outside there is a mono paved driveway providing parking for several vehicles, access to the garage and to the rear there is a much larger than average fully enclosed mature garden with a patio area ideal for entertaining all year round.

selling quality  
property since 1995



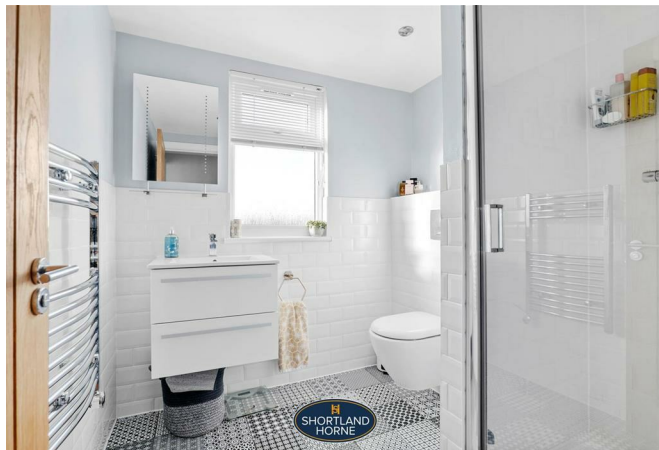












## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Living Room

4.55m x 4.06m

#### Kitchen/Diner

6.55m x 8.51m

#### Utility

#### W/C

#### Garage

4.70m x 2.41m

### FIRST FLOOR

#### Bedroom Two

4.57m x 3.71m

#### Bedroom Three

3.66m x 3.71m

#### Bedroom Four

2.51m x 2.46m

#### Bathroom

2.62m x 2.46m

### SECOND FLOOR

#### Bedroom One

3.56m x 3.94m

#### Dressing Room

#### En-Suite

2.06m x 2.24m



# Floor Plan



Total area: approx. 173.8 sq. metres (1871.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1871.30 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

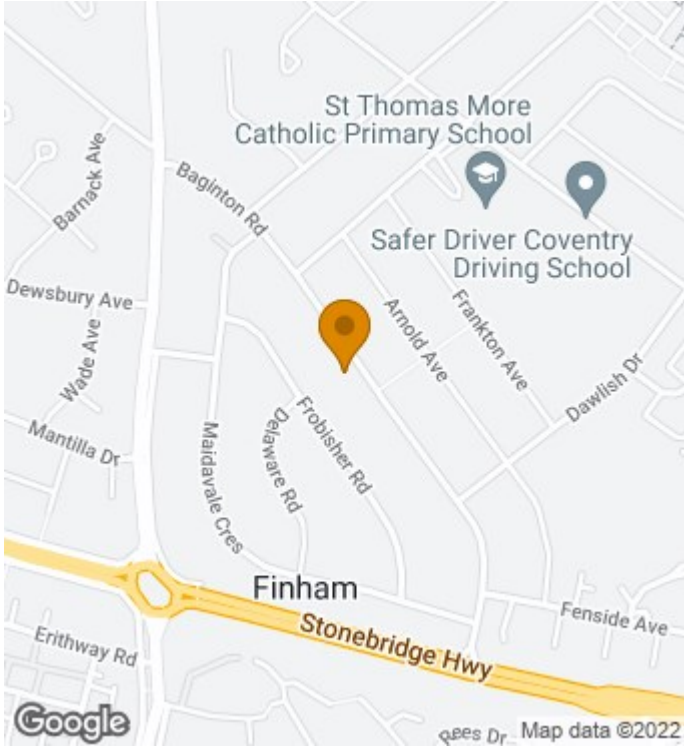
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

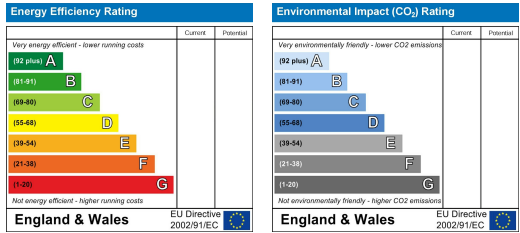
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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