



## 2 COVENTRY ROAD

BAGINTON, CV8 3AD

- 2 Bedroom Semi Detached Property
- Excellent Further Potential

- Chain Free Sale





## THE PROPERTY

We are delighted to present to the market this two bedroom semi detached property situated in the lovely village of Baginton. The property is chain free and is on a large plot with excellent potential to add further value if necessary. The property has both gas central heating and double glazing, along with two bedrooms and a bathroom upstairs. Baginton is a lovely village close to both Leamington, Kenilworth and Coventry with excellent local pubs and a famous roman fort. We would strongly recommend a viewing of this lovely home to appreciate both the accommodation and extensive gardens with many plants, shrubs and trees and offering privacy.

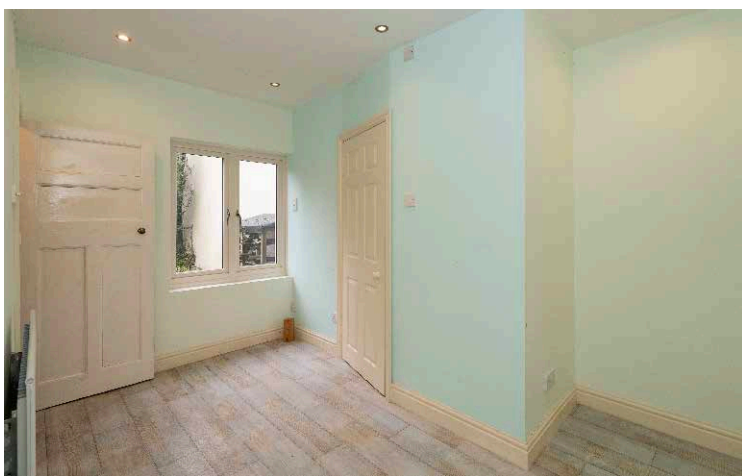
In brief the accommodation comprises, porch, hallway, good sized living room with fireplace, fitted kitchen, dining room, shower room with w.c, to the first floor accommodation you have a main bedroom which is a good size with eaves storage to both sides, and a feature fireplace, family bathroom, bedroom two also with eaves storage.

To the front of the property you have a driveway with parking for several vehicles. The large rear garden is south facing and is very private, mainly laid to lawn with many shrubs, plants and trees, and gated access to the rear.

This is chain-free sale allowing ease of transaction and swift progression. This home is in a delightful location, combined with its array of desirable features, promising a unique opportunity not to be missed.







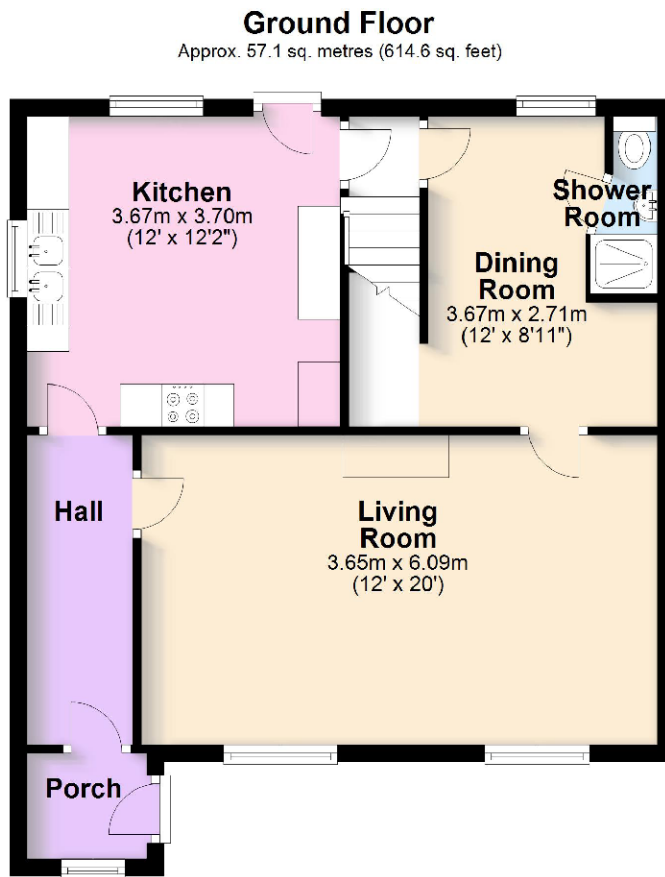
## THE LOCATION

Baginton village lies 4 miles south of Coventry and 7 miles north of Leamington Spa. It is famous for its Roman Lunt Fort and also for the Baginton Oak, a 350 year old tree thought to be one of the oldest in Warwickshire. Access to Baginton Airport and it's surrounding industries are also easily accessible by car and bus.

Baginton has a number of good amenities including 2 family friendly pubs, a Chinese Takeaway and local shop which also incorporates a Post Office.

There are 3 golf clubs found nearby including Finham, Kenilworth and Stoneleigh Deer Park. For commuters the village is close to both the A45 and A46 Trunk Roads which lead onto the areas network of major routes. Local good schools include Kenilworth School (Outstanding Secondary), Finham School, North Leamington School, Trinity School Leamington (RC) & Priorsfield Primary School in Kenilworth.

# THE FLOORPLAN



Total area: approx. 104.2 sq. metres (1121.2 sq. feet)



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