



ROMAN VIEW, 13 COVENTRY ROAD

COVENTRY, CV8 3AD

- TRADITIONAL SINGLE STOREY BUNGALOW
- PARKING & GARAGE TO SIDE
- CHAIN FREE SALE
- FURTHER POTENTIAL
- DELIGHTFUL OUTLOOK OVER ROMAN FORT
- VILLAGE LOCATION
- SOUTH FACING GARDEN
- VILLAGE AMENITIES INCLUDING 2 PUBS, TAKEAWAY & SHOP
- COUNCIL TAX BAND D
- EPC RATING D



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THE PROPERTY

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We are delighted to market this very well maintained two bedroom bungalow, offered with no onward chain and is perfect to move straight into. The property is situated on a corner plot with a driveway and garage, and a good sized south facing sunny garden, and benefits from both double glazing and gas central heating. Located in the popular village of Baginton, with lovely views over the Roman Fort.

In brief the accommodation comprises, entrance porch, large living room with windows overlooking the front elevation and the Fort, feature fireplace, hall, modern fitted kitchen with built-in oven and hob, good sized bedroom with built-in wardrobes, family bathroom, second bedroom overlooking the private rear garden.

To the rear of this lovely home you have a good sized south facing garden, mainly laid to lawn with borders with various plants, shrubs and trees, and a patio area. Access from your garden to the driveway and garage.

We expect high demand for this home so book a viewing please call our friendly team in Kenilworth on 01926 298 298.

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.

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.

ELIZABETH DAVENPORT

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

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Call us for a free property appraisal, we're here to help you move.



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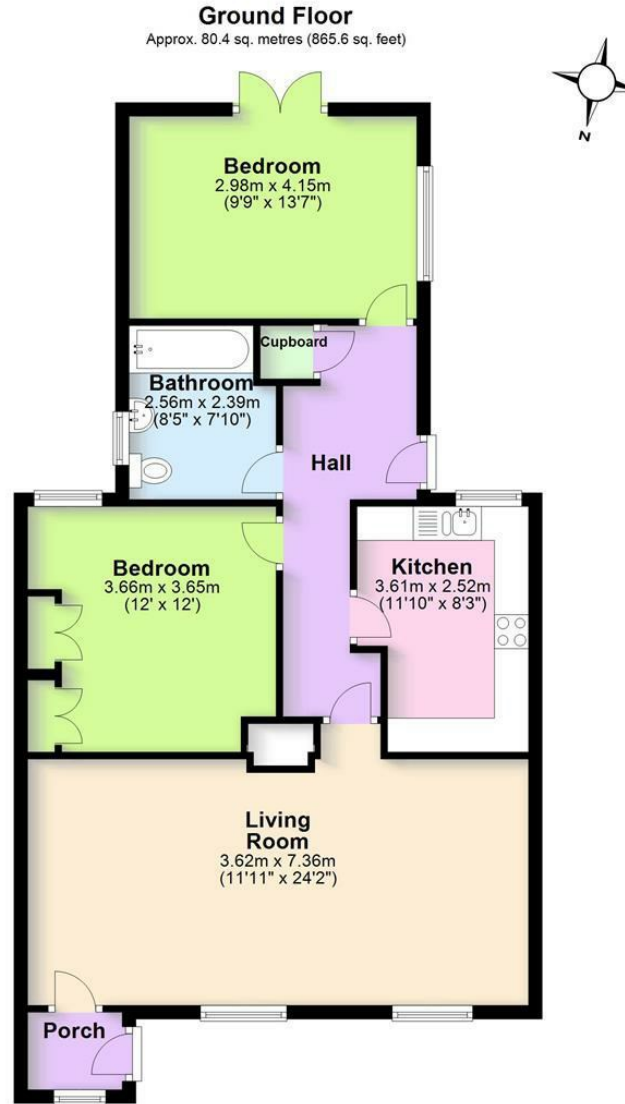


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THE LOCATION

THE FLOORPLAN



Total area: approx. 80.4 sq. metres (865.6 sq. feet)



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