



Jasmine, Coventry Road, Baginton, Coventry, CV8 3AJ

HOWKINS &
HARRISON

Jasmine, Coventry Road, Baginton,
Coventry, CV8 3AJ

Guide Price: £600,000

A deceptively spacious, beautifully presented four bedroom detached home situated in the village of Baginton. The property offers generous accommodation over two floors, to include three double bedrooms, master with an en-suite shower room, off-road parking and a private, generous rear garden.

Features

- Four bedroom extended detached property
- Two generous reception rooms
- Modern shaker style kitchen
- Large utility room
- Karndean flooring
- En-suite to master bedroom
- Re-fitted bathroom
- Private rear garden with Millboard Composite Decking
- UPVC double glazing and gas central heating
- Off-road parking



Location

Baginton is a village and civil parish in the Warwick district of Warwickshire and is four miles south of Coventry city centre and seven miles north of Leamington Spa. Coventry Airport, the Lunt Roman Fort and the ancient 'Baginton oak' tree are within the village, whilst the Midland Air Museum and Electric Railway Museum are just outside Baginton. The road from Baginton to Southern Coventry passes over the River Sowe near an old mill, which is now inhabited by a restaurant and hotel called The Old Mill. The Church of St John the Baptist is situated in the old part of Baginton. A scenic footpath starts near the church and leads to Stoneleigh. Baginton is ideally placed for access to major road networks including the A45, A46 and M6. Regular train services to London Euston are available at nearby Coventry and Rugby which take just under 50 minutes from Rugby Station (13 miles).



Ground Floor

The porch opens into a welcoming entrance hall with doors leading through to the ground floor accommodation and stairs rising to the first floor. The entrance hall is fitted Karndean flooring which flows through to the cloakroom, kitchen and dining room. The kitchen is fitted with a large range of shaker style units with space for a dishwasher, fridge and a range cooker with a large understairs larder cupboard. The kitchen is open plan into the dining room which is light and airy with a large window to the front and double glass doors opening into the sitting room. The generous sitting room to the rear of the property is flooded with natural light and has a feature fireplace, with dual aspect windows either side, along with French doors opening out onto the composite decking. The garage to the front has been converted into a large utility room with ample storage and space for appliances. The downstairs cloakroom completes the ground floor accommodation and is fitted with a white suite comprising of a WC and wash hand basin.



First Floor

The first floor accommodation comprises of four bedrooms, three of which are good sized doubles. The master bedroom is situated at the rear of the property with views overlooking the garden and countryside beyond. Further benefiting from a built-in double wardrobe and its own en-suite shower room, fitted with a white suite consisting of a corner shower with glass sliding doors, WC and wash hand basin. Bedroom two is dual aspect with a Velux window and eaves storage. Bedroom three has a large walk-in wardrobe, an airing cupboard and a sink inset into a vanity unit. Bedroom four is a single bedroom with a large wardrobe and a Velux window. The family bathroom completes the first floor accommodation and is fitted with a modern white suite, P shaped bath with a glass shower screen and an electric shower over, WC, heated towel rail and a wash hand basin inset into a vanity unit.

Outside

The property is accessed via a tarmac driveway which provides parking for three/four cars, with mature shrubs planted to one side. A secured covered passage to the side aspect leads to the rear garden. The private rear garden has been recently fitted with a Millboard Composite decking area to the rear of the sitting room, providing a fabulous outdoor entertaining space, which extends to a further paved patio area with pergola over. Steps lead down to the lawn, which is surrounded and well screened by mature planting, giving a distinct private feel.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

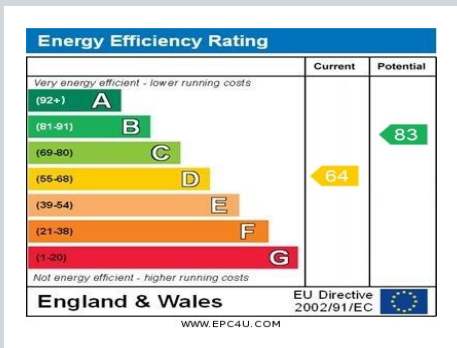
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Warwickshire County Council. Tel: 01926 410410.
Council Tax Band – D.



Howkins & Harrison

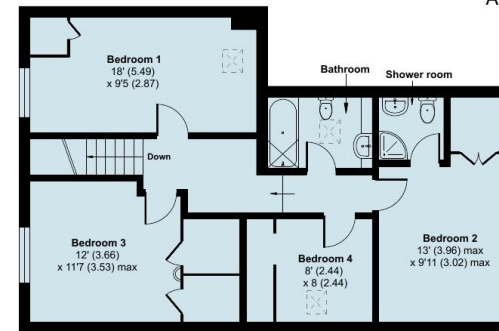
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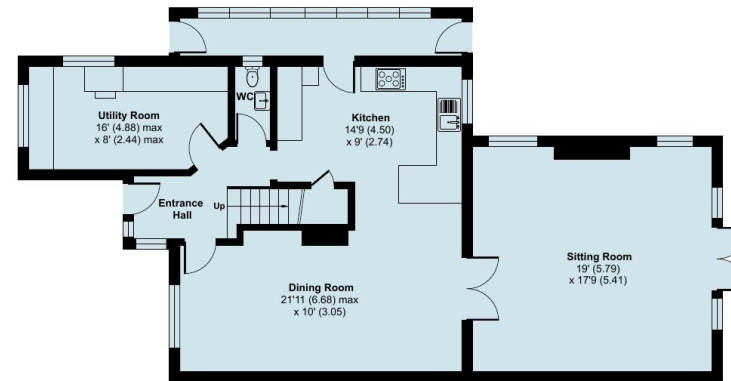
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Approximate Area = 1886 sq ft / 175.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1158227

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