



24 Mill Hill, Baginton Coventry, CV8 3AG

£385,000

cartwright
hands

24 Mill Hill

Baginton, Coventry

- Three Bedroom
- Two Reception Rooms
- Kitchen
- Bathroom
- Garden
- Garage
- No Chain
- Freehold
- EPC D (59)
- Council Tax Band E

Great renovation project situated in a sought after location in Baginton, this three bedroom semi detached family home features: entrance porch, living room, kitchen, dining room, three bedrooms and bathroom, externally there are gardens to front and rear as well as a garage. The property is offered with no onward chain.



On the ground Floor

Entrance Hall

Door to front, windows to side, door to inner hall.

Hall

Doors to lounge, dining room, kitchen, stairs to first floor.

Lounge

Windows to front, fire place, radiator.

Dining Room

Sliding doors to rear garden, radiator.

Kitchen

Rear porch

Windows to rear garden, door to WC, door to rear garden.

W.C.

Window to rear, low level WC.



On the First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom one

Windows to front, built in wardrobes, radiator.

Bedroom two

Window to rear, radiator.

Bedroom three

Window to rear, radiator.

Bathroom

Window to front and side, panelled bath, low level WC, wash hand basin, shower cubicle with shower, heated towel rail, extractor fan.

Garden

Patio area steps up to large garden to the rear.

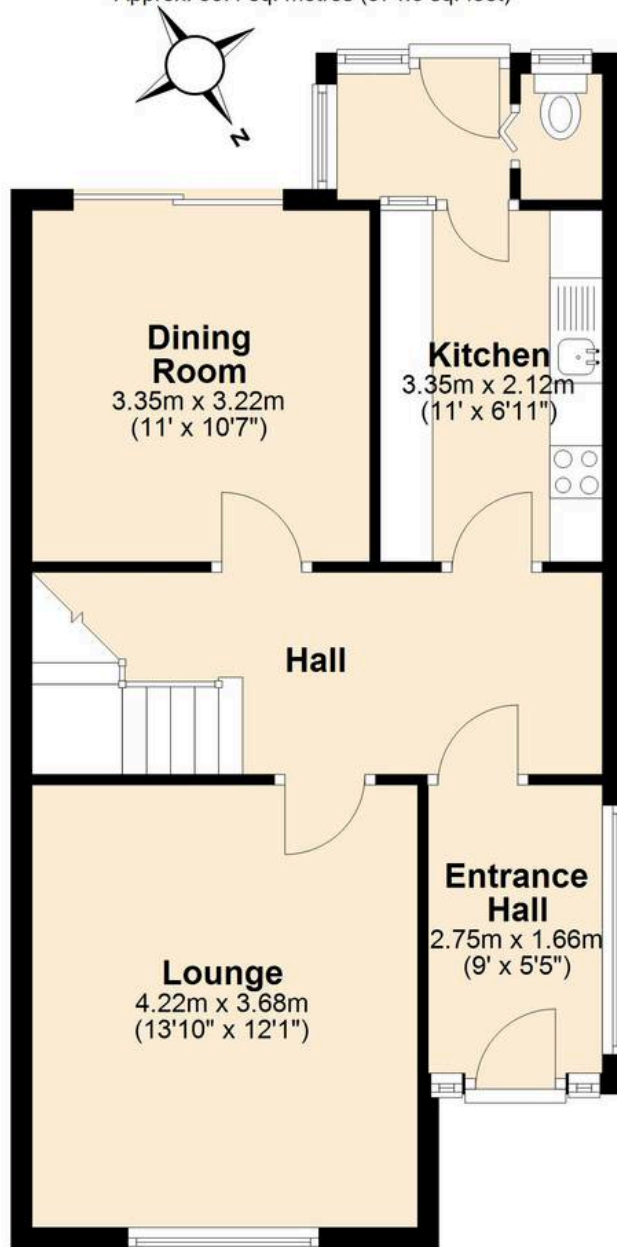
Garage

Up & over door to front & window to side.



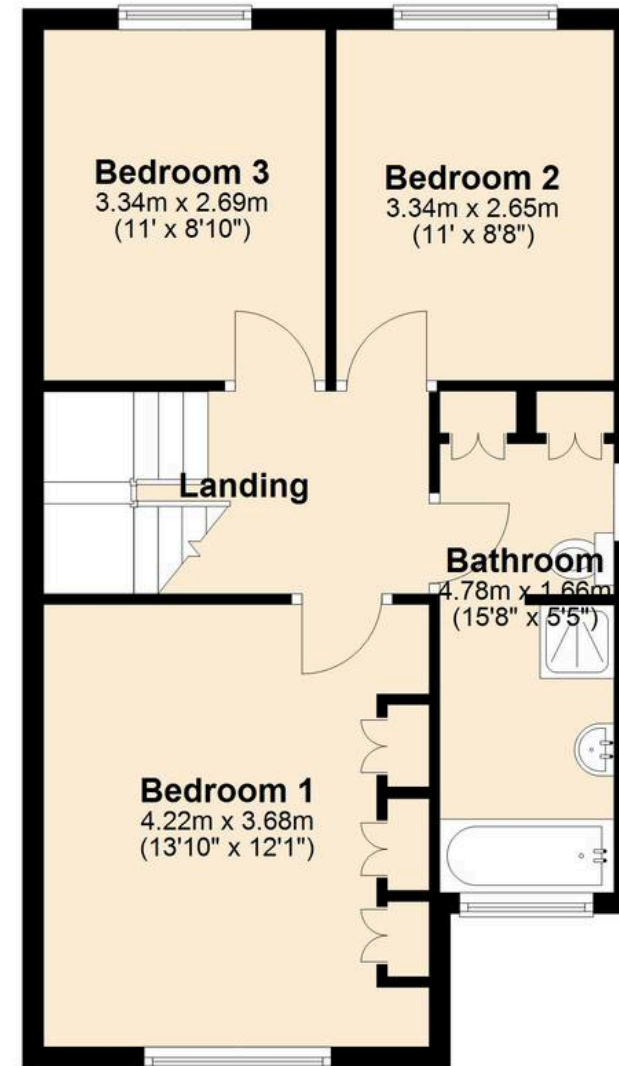
Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 103.5 sq. metres (1113.8 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel:024 7629 1555
Plan produced using PlanUp.

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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