



TAILOR MADE

SALES & LETTINGS



## Baginton Road

Stivichall, Coventry, CV3 6JX

Asking Price £895,000





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A fine example of a delightful detached, largely extended and extensively renovated family residence on the highly coveted Baginton Road, a stones throw from the entrance to War Memorial Park.

A location and road, many buyers aspire to live on, is now on the market and this is an exceptional offering. The property has vast kerb appeal, attractive frontage with ample off road parking, provided by a landscaped, wall and security bollard enclosed driveway.

Once entering the attractive front door you are greeted by a stunning and grand entrance with glass and oak stair cases, immediately drawing the eye to the very top floor passing some attractive light chandeliers.

The tiled low maintenance flooring is heated underneath and there are attractive doors leading to a front formal lounge with ambient ceiling lighting, shuttered bay window and lovely cosy room to retreat to and watch TV, with wall mounted sockets & aerial in place.

There is a modern downstairs WC and wash hand basin with vanity unit off the hallway and internal door provides access into a large utility area with ample space and plumbing for washing machine and tumble dryer.

Double glass and oak doors provide access to the jaw dropping, open plan extended kitchen / dining / living area, a statement piece of this superb family home, a great space to entertain and spend quality family time together, with expansive bi-folding doors leading onto the garden, a stunning patio, and enviable outdoor kitchen and hot tub area, bringing the outdoor space inside.

In keeping with the rest of the property, the kitchen is an excellent specification with high end integrated appliances, stylish wall and base units, combining tall larder style cabinets, as well as many drawer units. There are stunning Quartz counter tops and huge central island unit. Appliances include eye- level Neff ovens, Neff coffee machine, induction hob and top of the range, high spec, ceiling hung extractor fan and light. There is space for a large American style fridge freezer.

The kitchen is flooded with natural light, with the full width bi-folding doors and large roof lantern. There is a large seating and dining area, spot lights and door into the home office.

The home office has continued flooring from the kitchen, built cabinets and desk with quartz counter tops and feature floor to ceiling window overlooking the garden and sky light, flooding the room with natural light whilst you work.

The first floor has three generous sized bedrooms, one currently being used as a walk in wardrobe with built in furniture. The other two large double bedrooms have ample built in storage with Quartz counter tops and plenty of natural light.

There is a lovely modern, four piece family bathroom on the first floor, comprising a large bath tub, with mixer tap shower, wash hand basin with vanity unit, WC, LED mirror and separate shower enclosure with storage shelf built in.

Further glass and oak stairs, lead off the galleried landing to the second floor where there is a stunning double bedroom with ample storage space, desk area and cosy den / sleeping / reading area ideal for a child's bedroom. This top floor room also has provisions to be split into two room, with lighting arrangements in place and would just require installation of a door frame and stud walling.

Off the second floor landing area is an off-suite modern, WC, wash hand basin and shower room

Outside is a beautiful, sized and presented rear garden with enviable outdoor kitchen and hot tub area, comprising base units, with built in cabinets, stylish quartz counter tops, breakfast bar, drinks fridge, built in BBQ, TV and canopy area. The breakfast bar overlooks the hot tub and down the garden.

The garden has a large patio area, built in seating area, with steps up to an expansive lawn, mature shrub borders, rockery area with water feature and pathway leading to the detached garden room at the far end, looking back down the garden.

The stunning, detached garden room offers a huge amount of flexibility and could lend itself to an additional bedroom space for visiting guests with modern WC and shower room, home gym or bar or just an excellent space for the children to play and relax, whilst looking down the garden. There is power, heating, lighting, internet and bi- folding doors onto a covered patio area with great outdoor ambient lighting.

Our client has secured their onward purchase and internal viewing is highly recommended to appreciate this incredible family home and excellent specification on offer.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.





Road Map



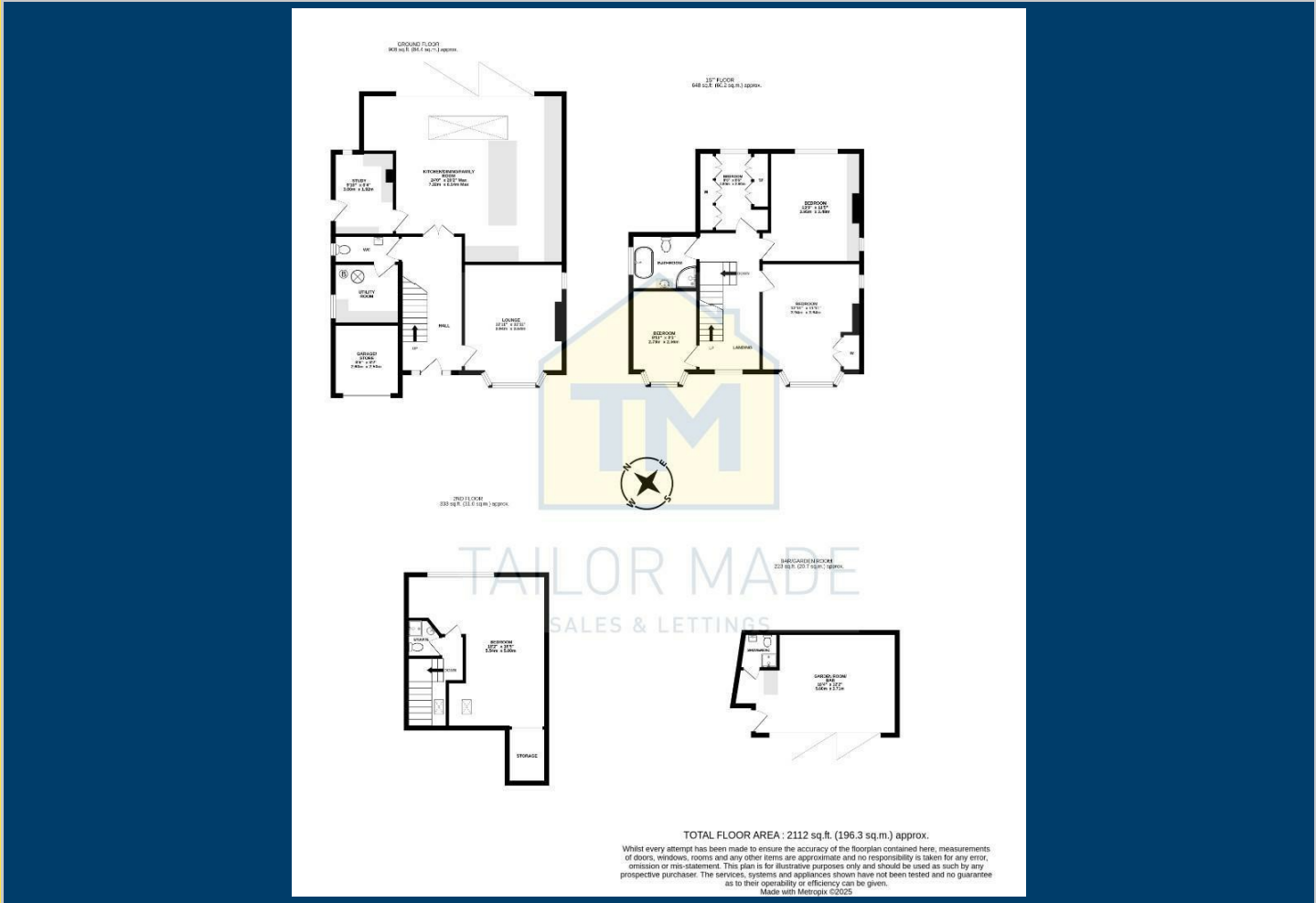
Hybrid Map



Terrain Map



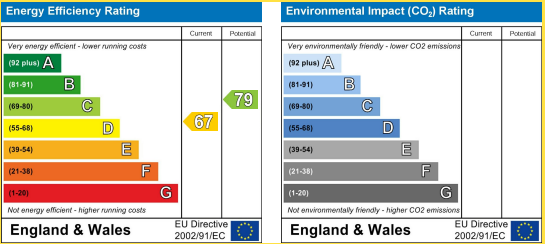
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.