




SHORTLAND
HORNE

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Roman Way
CV3 6RD

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HUGE POTENTIAL POSITIONED ON A VERY GENEROUS PLOT WITH LOTS OF AVENUES TO INCREASE THE CURRENT FOOTPRINT (STPC)

This lovely three bedroom detached family home is located on one of Baginton's prime roads of Roman Way. The property is within walking distance of local shops, amenities and is located within the Finham Park School catchment area which is rated outstanding by Ofsted. Children will also have access to Kenilworth Schools as well.

The ground floor offers an entrance hallway with doors leading to a spacious open plan lounge/diner, a fully fitted kitchen with appliances and a downstairs cloakroom.

On the first floor you will find a family shower room and three double bedrooms.

Surrounding the property to the front is a block paved driveway with access to a garage and to the rear is a very generously sized wrap around well established garden with a patio area ideal for entertaining.

GOOD TO KNOW:

Custom text box



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Porch

Lounge

5.84m x 5.23m

Kitchen

3.61m x 2.49m

W/C

FIRST FLOOR

Bedroom One

4.04m x 3.61m

Bedroom Two

3.81m x 3.10m

Bedroom Three

3.78m x 3.12m

Bathroom

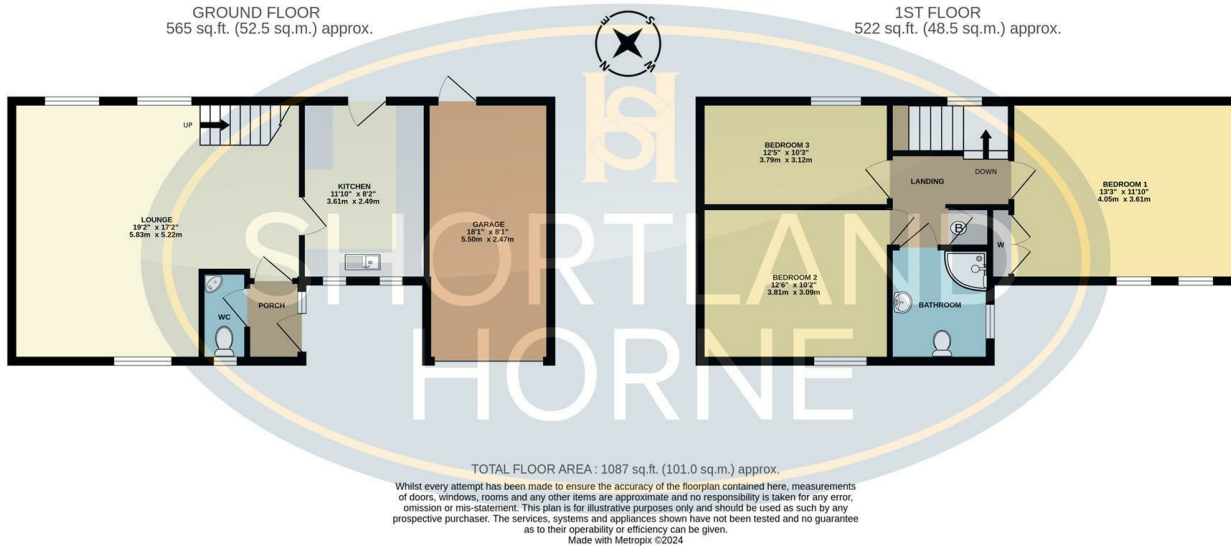
OUTSIDE

Garage

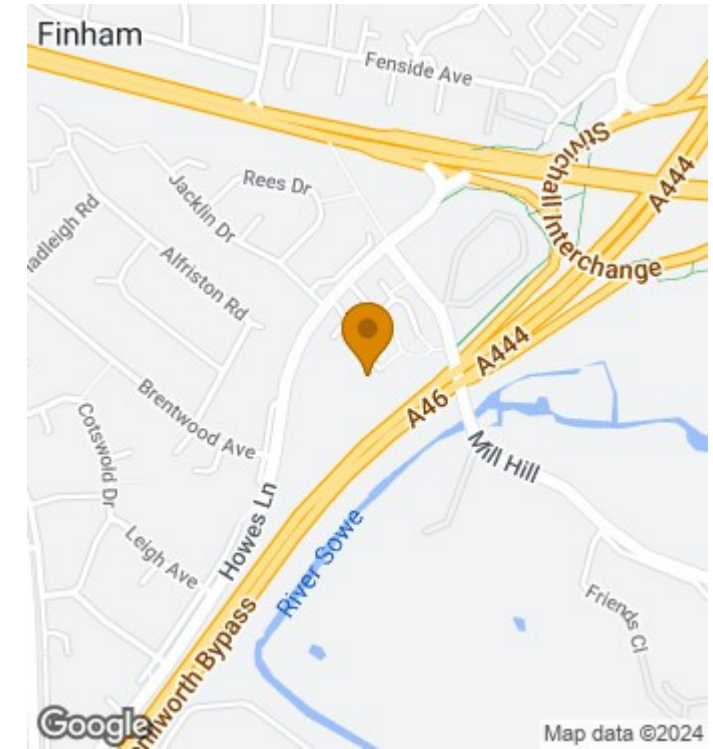
5.51m x 2.46m



Floor Plan



Location Map



Total area: 1087.00 sq ft

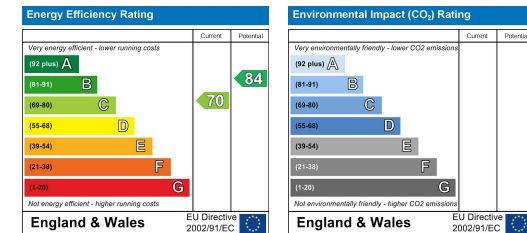
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering 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 Criminal 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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EPC



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