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Coventry Road  
Baginton CV8 3AJ



# Coventry Road

## CV8 3AJ

Nestled in the charming village of Baginton, this stunning four-bedroom detached home on Coventry Road is a true gem waiting to be discovered. Boasting two reception rooms and two bathrooms, this property offers a perfect blend of space and comfort for a growing family.

As you step inside, you are greeted by a welcoming entrance hall leading to the spacious ground floor accommodation. The kitchen, complete with shaker style units and ample storage, seamlessly flows into the airy dining room, creating a perfect space for family meals. The generous sitting room at the rear of the property is bathed in natural light and features French doors opening out onto the composite decking, ideal for enjoying the outdoors.

Upstairs, you will find four well-appointed bedrooms, with the master bedroom offering views of the garden and countryside beyond. The en-suite shower room and family bathroom are both fitted with modern white suites, ensuring both style and convenience.

Outside, the property impresses with a tarmac driveway providing parking for multiple cars and a private rear garden perfect for outdoor entertaining. The recently fitted Millboard Composite decking area is a highlight, offering a fabulous space to relax and unwind.

Located just four miles south of Coventry city centre, Baginton offers a peaceful retreat with easy access to major road networks including the A45, A46, and M6. With its proximity to local amenities and attractions such as Coventry Airport and the Lunt Roman Fort, this property presents a unique opportunity to enjoy village life with modern conveniences at your doorstep.

Don't miss the chance to make this beautifully presented home in Baginton your own - a place where comfort, style, and convenience come together seamlessly.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Dining Room

6.71 x 3.84

Lounge

5.70 x 5.40

Kitchen

4.53 x 2.85

Utility

4.94 x 2.96

W/C

### FIRST FLOOR

Bedroom

3.98 x 3.05

En-suite

Bedroom

5.48 x 2.87

Bedroom

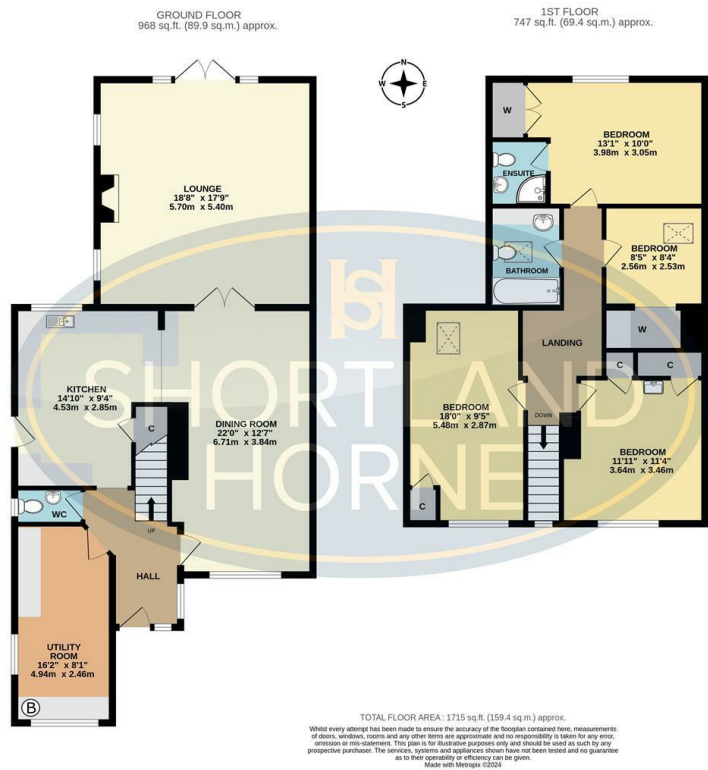
3.64 x 3.46

Bedroom

2.56 x 2.53

Bathroom

# Floor Plan



Total area: 1715.00 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

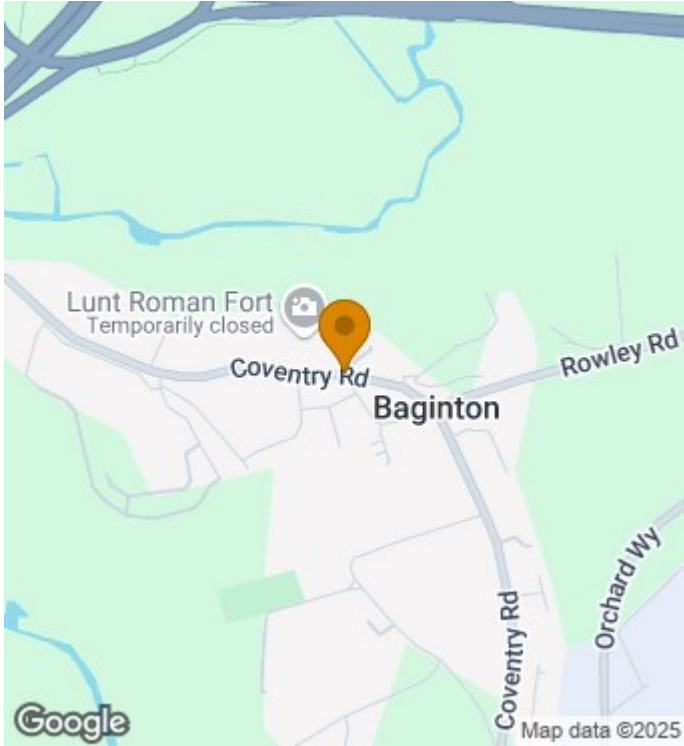
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

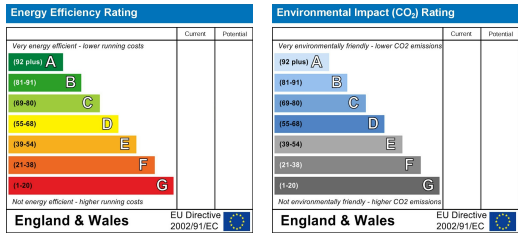
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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