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Coventry Road
Baginton CV8 3AD

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Nestled in the charming village of Baginton, Coventry Road presents an exceptional opportunity to acquire a stunning new build detached eco home. This delightful property boasts two well-proportioned bedrooms, each featuring its own luxurious en suite bathroom, ensuring both comfort and privacy for residents and guests alike.

The heart of the home is an inviting open plan lounge and dining kitchen, designed to create a seamless flow for modern living. The quality fitted kitchen is equipped with elegant quartz work surfaces, providing both style and functionality for culinary enthusiasts. This space is perfect for entertaining or enjoying quiet family meals.

Outside, the property offers off-road parking to the front, a valuable feature in today's busy world. The outdoor area includes a beautifully paved patio, ideal for al fresco dining or relaxing in the sun, alongside a well-maintained lawned area that adds to the overall appeal of the home.

This eco-friendly residence not only meets the demands of contemporary living but also promotes sustainability, making it a perfect choice for those who value both style and environmental responsibility. With its prime location in Baginton, you will enjoy the tranquillity of village life while being conveniently close to the amenities of Coventry.

In summary, this new build two-bedroom detached house is a rare find, combining modern design, comfort, and eco-conscious living. It is an ideal home for first-time buyers, small families, or anyone seeking a peaceful retreat with all the conveniences of modern life. Don't miss the chance to make this exceptional property your own.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Kitchen/Living Room

8.74 x 5.15

Dining Area

3.06 x 2.88

W/C

First Floor

Master Bedroom

5.46 x 5.06

En Suite

Bedroom 2

4.68 x 2.54

En Suite



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

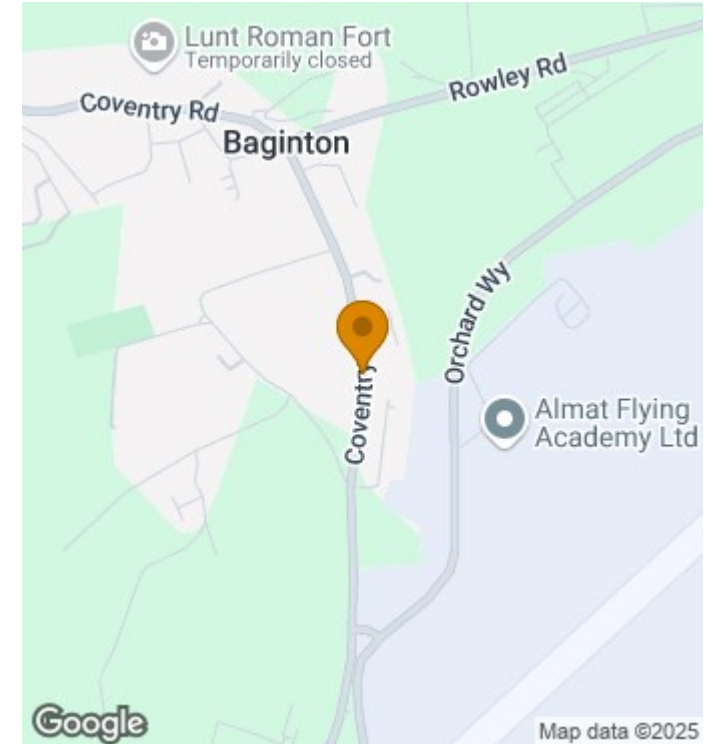
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

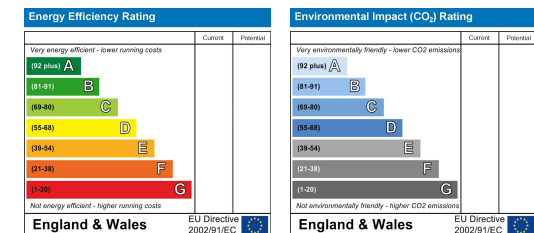
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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