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Mill Hill
Baginton CV8 3AW

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Nestled in the charming village of Baginton, Coventry, this beautifully presented three-bedroom semi-detached family home offers a fantastic opportunity for those seeking a blend of comfort and convenience. The property is ideally situated, providing easy access to Coventry City Centre, Leamington Spa, and Kenilworth, while being just a short stroll from local pubs, parks, and essential amenities.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed downstairs W/C. The light and airy lounge creates a perfect space for relaxation, while the open-plan kitchen and dining area is beautifully designed, making it an ideal setting for family gatherings and entertaining. A separate utility room adds to the practicality of the home, and the underfloor heating throughout the ground floor ensures warmth and comfort during the colder months.

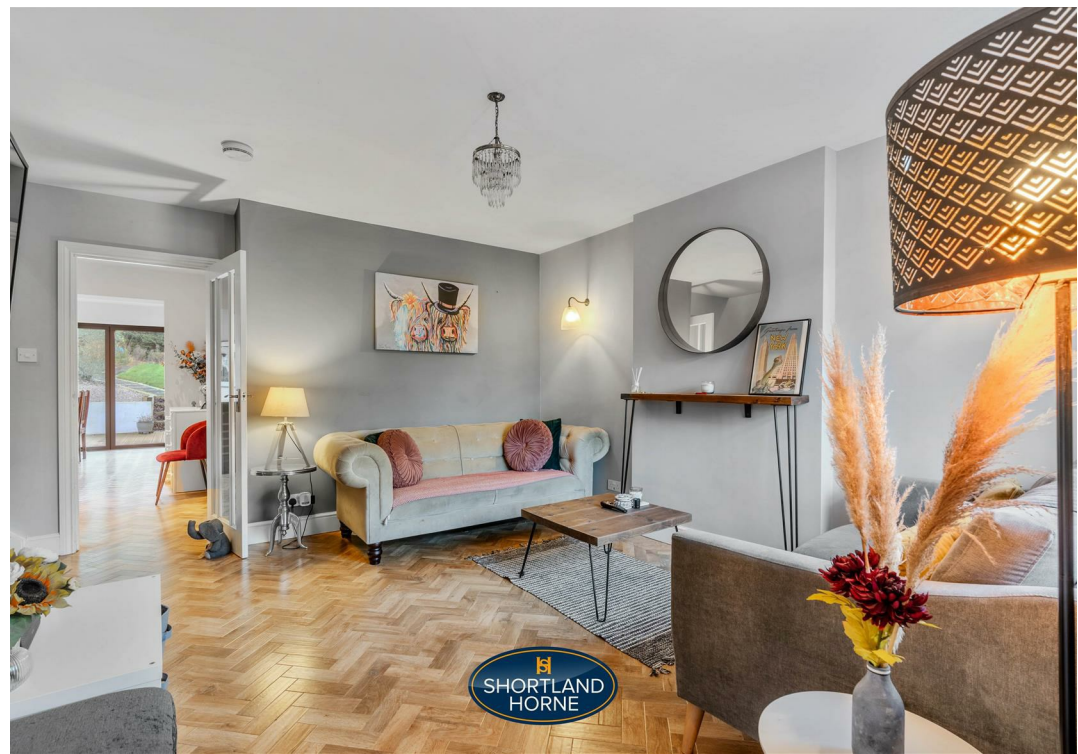
The first floor comprises three generously sized double bedrooms, providing ample space for family living. The family bathroom is also well-sized, catering to the needs of a busy household.

The property boasts a recently landscaped rear garden, which is superbly sized and

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hall

W/C

Lounge

4.60m x 3.45m

Kitchen

3.48m x 2.54m

Dining Room

3.20m x 3.18m

Utility Room

Garage

5.97m x 2.49m

FIRST FLOOR

Bedroom One

3.66m x 3.10m

Bedroom Two

3.58m x 3.15m

Bedroom Three

2.87m x 2.74m

Bathroom



Floor Plan



Total area: 1132.00 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

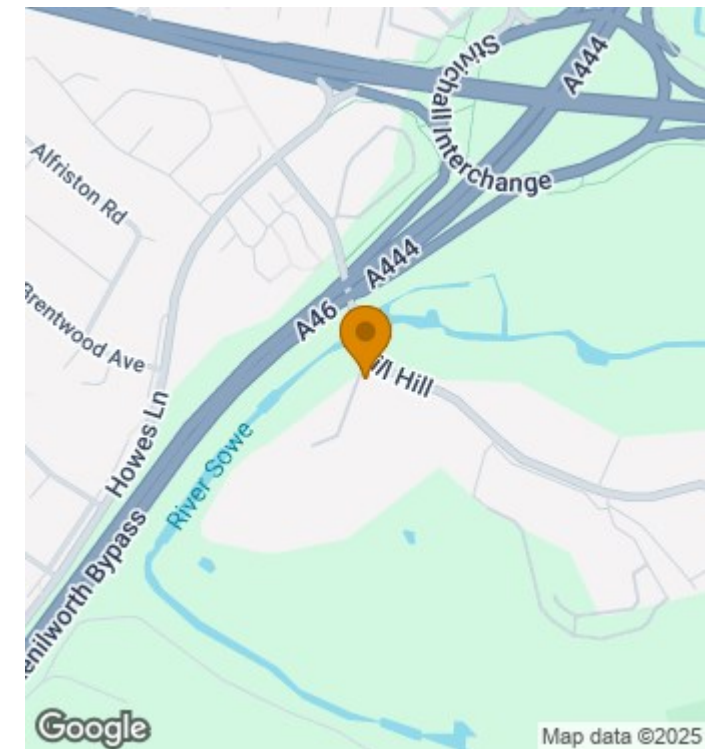
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

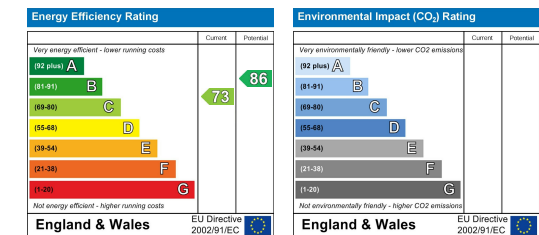
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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