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Mill Hill  
Baginton CV8 3AH

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Nestled in the charming village of Baginton, Coventry, this well-presented two-bedroom detached bungalow offers a delightful blend of comfort and convenience. The property spans an impressive 983 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and character, perfect for relaxation or entertaining guests. The bungalow features two generously sized double bedrooms, ensuring plenty of room for family or guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the stylish shower room adds a touch of contemporary elegance.

Outside, the property boasts an easily maintainable rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, off-road parking at the front of the property offers convenience for residents and visitors alike.

Situated in the popular village of Baginton, this home benefits from excellent transport links to both Coventry, Kenilworth and Leamington, making it an ideal location for those who wish to enjoy the tranquillity of village life while remaining connected to urban amenities.

This delightful bungalow is perfect for downsizers, or anyone seeking a peaceful retreat in a vibrant community. Do not miss the opportunity to make this charming property your new home.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.78m x 4.04m

Kitchen

4.65m x 2.49m

WC/Utility

Bedroom One

3.81m x 2.92m

Bedroom Two

3.81m x 3.61m

Shower Room

### OUTSIDE

Garage

5.44m x 2.95m

Store/Workshop





Total area: 983.00 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

TOTAL FLOOR AREA: 983 sq.ft. (91.3 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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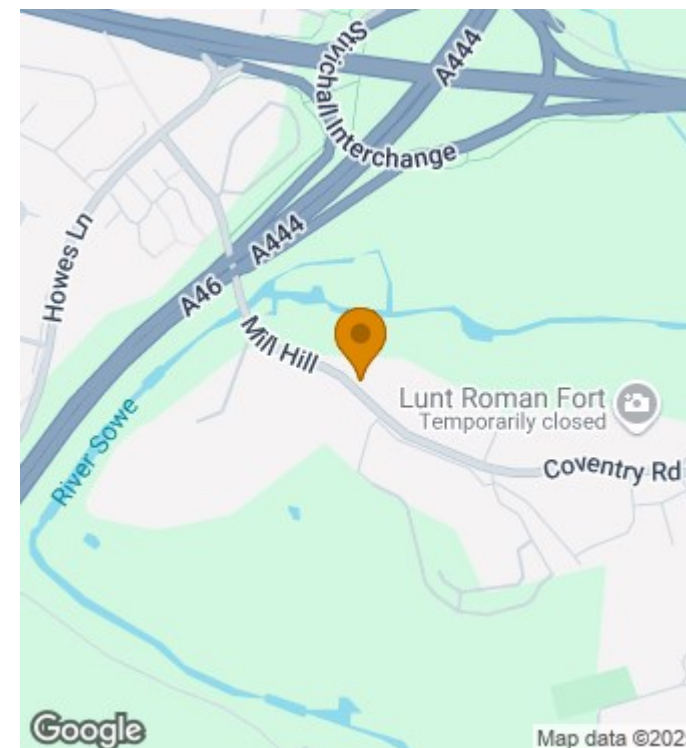
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

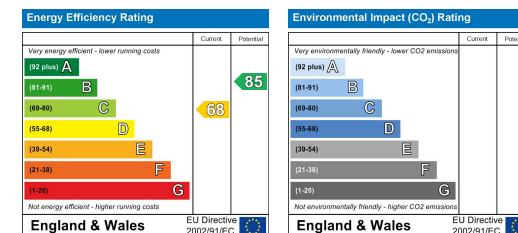
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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