



Trusted
Property Experts



Edinburgh Villas, Coventry Road
Baginton CV8 3AN

Edinburgh Villas, Coventry

CV8 3AN

* DECEPTIVELY SPACIOUS 3 BEDROOM TERRACE *
* SOUGHT AFTER VILLAGE SETTING * CLOSE TO
* EXCELLENT ROAD NETWORKS * REAR CAR ACCESS TO
* CONCRETE GARAGE & ADDITIONAL PAVED
* HARDSTANDING * NO UPWARD CHAIN * VIEWING
* HIGHLY RECOMMENDED

Nestled in the charming village of Baginton, this deceptively spacious three-bedroom terrace house on Coventry Road presents a wonderful opportunity for families and individuals alike. Having been lovingly occupied by the same family for over 70 years, this property exudes a sense of warmth and history, making it a truly inviting home with excellent potential to update.

The house boasts a generous layout, providing ample space for comfortable living with gas central heating and double glazed windows. Each of the three bedrooms offers a peaceful retreat, perfect for relaxation after a long day. The property is situated in a sought-after village setting, south of Coventry, allowing residents to enjoy the tranquillity of village life while still being conveniently close to the amenities, particularly the A45 & A46 networks.

Rear access to a concrete sectional garage with £25 pa payable to the City Council to access the vehicular access and additional paved hardstanding.

Importantly, there is no upward chain, allowing for a smooth and efficient purchasing process. This three-bedroom terrace house in Baginton is a delightful blend of space, character, and convenience, making it an ideal choice for anyone seeking a new home in a picturesque village setting.

selling quality
property since 1995





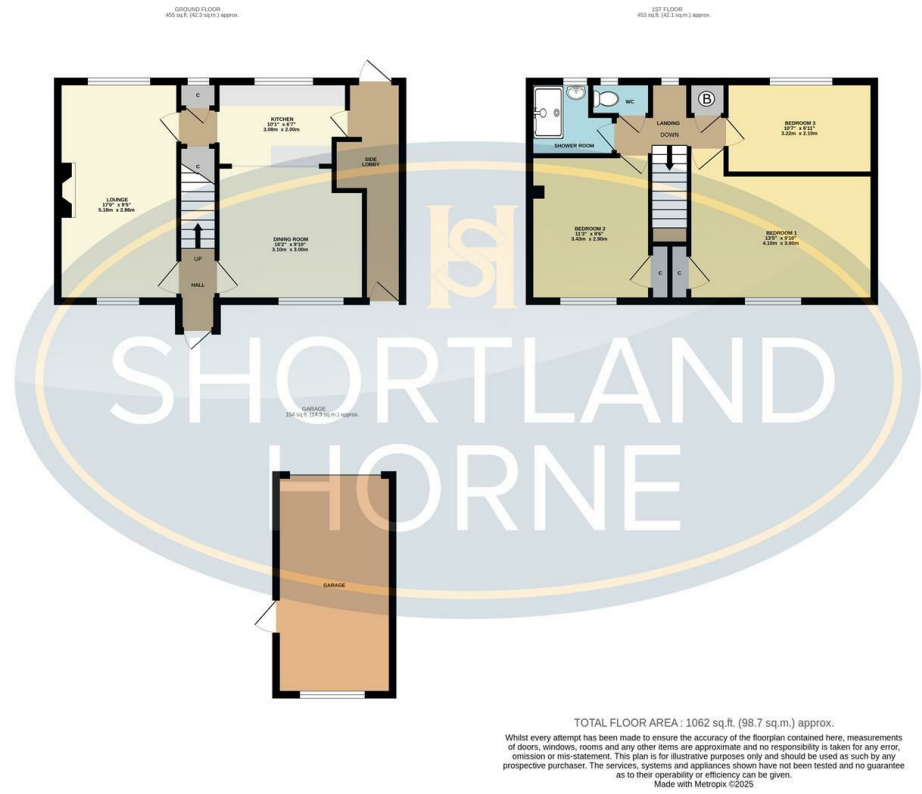




Dimensions

VESTIBULE HALL	NO UPWARD CHAIN
THROUGH LOUNGE	PAVED
5.18 x 2.84	HARDSTANDING FOR ADDITIONAL VEHICLE
DINING ROOM	
3.10 x 3.00	
OPEN PLAN KITCHEN	
3.08 x 2.00	
SIDE LOBBY	
LANDING	
BEDROOM ONE	
4.10 x 3.00	
BEDROOM TWO	
3.43 x 2.90	
BEDROOM THREE	
3.22 x 2.10	
WET ROOM	
SEPARATE WC	
REAR CAR ACCESS TO CONCRETE SECTIONAL GARAGE	
FRONT & GOOD SIZED REAR GARDEN	

Floor Plan



Total area: 1062.00 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.

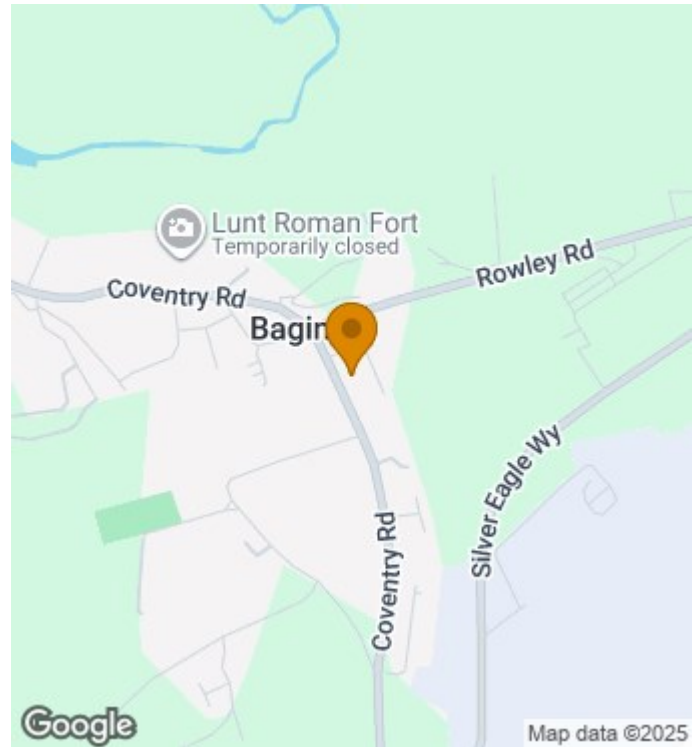
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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

