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Roman Way
Baginton CV3 6RD

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Shortland Horne are delighted to present this impressive and substantial five-bedroom detached family home, offering approximately 1,826 sq ft of versatile accommodation, complemented by a fantastic rear garden, integral garage and a generous driveway providing ample off-road parking for several vehicles.

The property offers an excellent amount of living space across two floors and is particularly well suited to a growing family. On entering the home, you are welcomed into a spacious central hallway which provides access to the principal ground-floor rooms and creates a great first impression.

One of the real strengths of this home is the choice of reception and entertaining spaces. There are two separate living rooms, offering superb flexibility for modern family life, whether used as a formal lounge, family room, playroom or additional sitting area. To the rear, the property boasts a particularly generous kitchen and living arrangement, providing a fantastic sociable heart to the home with plenty of space for cooking, dining and relaxing. French doors provide a natural connection with the garden, making this a wonderful area for entertaining family and friends, particularly throughout the warmer months. A useful ground-floor W.C. completes

To the front, a substantial driveway provides plenty of off-road parking, a particularly valuable feature for a home of this size, while the integral garage provides further parking or useful storage.

Overall, this is a superb opportunity to acquire a spacious five-bedroom detached family home with approximately 1,826 sq ft of accommodation, multiple reception areas, a fantastic garden, generous driveway and garage — a property offering the space and flexibility required for modern family living.

Roman Way is situated in a highly convenient position on the southern side of Coventry, close to Finham and the Warwickshire countryside, making it particularly appealing to families and commuters. The road itself is predominantly residential and characterised largely by detached homes, while its position provides a great balance between suburban living and easy access into the city.

The area is particularly well placed for schooling, with Finham Primary School approximately 0.6 miles away and the highly popular Finham Park School around one mile away. Other nearby schooling includes St Thomas More Catholic Primary School, Grange Farm Primary School and Bishop Ullathorne Catholic School.

A good selection of everyday amenities can be found locally, with convenience stores and supermarkets within easy reach, while the wider Finham and Cheylesmore areas provide further shops, services, cafés and leisure facilities. The location is also well positioned for access to War Memorial Park, one of Coventry's most popular green

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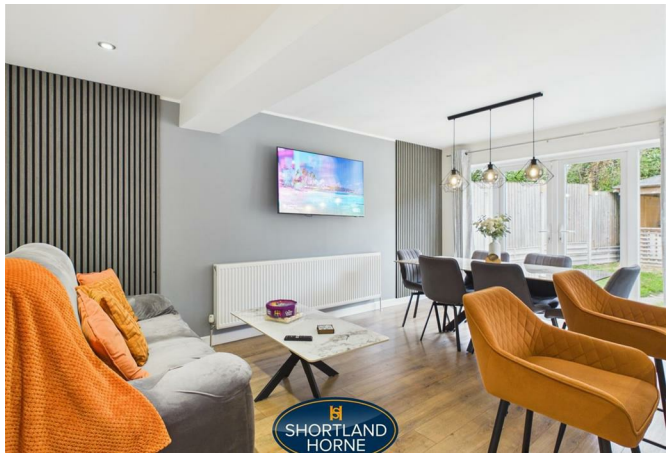

Dimensions

GROUND FLOOR

Entrance Hallway
4.11m x 2.82m

Living Room
3.89m x 5.79m

W/C
0.99m x 1.80m

Family Room/Cinema Room
3.20m x 4.24m

Kitchen/Living Area
7.06m x 9.93m

FIRST FLOOR

Bedroom One
3.23m x 4.27m

En-Suite
3.23m x 1.32m

Bedroom Two
3.99m x 2.54m

Bedroom Three
3.91m x 3.20m

Bedroom Four
3.02m x 2.49m

Bathroom
2.62m x 1.68m

Bedroom Five
3.18m x 1.57m

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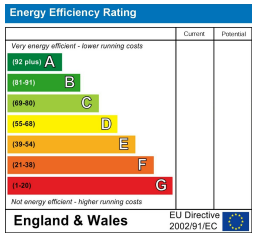
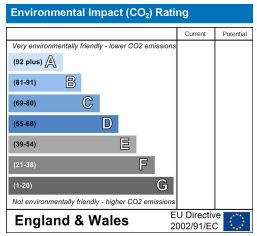
Floor Plan

Location Map

EPC





Total area: 1629.00 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 ccordance 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.

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