



3 Bedroom House - Semi-Detached
located on Mill Hill, Coventry
£475,000

UP Estates



THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - LARGE SOUTH FACING & NON-OVERLOOKED REAR GARDEN - HIGHLY SOUGHT AFTER BAGINTON LOCATION - MULTI-CAR DRIVEWAY & GARAGE WORKSHOP - EXTENDED PORCH & GENEROUS LIVING ACCOMMODATION - METICULOUSLY MAINTAINED THROUGHOUT

This exceptional opportunity presents a much-loved and meticulously maintained three double bedroom semi-detached family home, enviably positioned on Mill Hill, non-overlooked to the front or rear, within the highly sought-after village of Baginton. Offering well-proportioned accommodation, excellent outdoor space and substantial parking, this is a superb family home that must be viewed to be fully appreciated.

Upon entering, the property welcomes you via an extended porch leading into a spacious entrance hall, providing access to the principal living areas. The light and airy lounge offers a comfortable and inviting space to relax, while the separate dining room provides a versatile additional reception area, ideal for family meals, entertaining or working from home. The bright kitchen benefits from dual-aspect windows, creating a pleasant and naturally light space with a good range of storage and preparation areas.

To the first floor are three generously proportioned double bedrooms, offering excellent flexibility for a growing family. Bedroom one benefits from extensive integrated wardrobe storage. The well-sized family bathroom completes the first-floor accommodation.

Outside, the property truly excels, boasting a superbly landscaped, south-facing and non-overlooked rear garden. The generous garden provides an excellent degree of privacy and features a paved seating area, perfect for outdoor dining and enjoying the warmer months with family and friends, together with a large rear shed benefiting from power and lighting.

To the front is a substantial multi-car driveway providing ample off-road parking, alongside a garage workshop. Call immediately to secure a viewing.

£475,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- SPACIOUS NON OVERLOOKED, MATURE SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- METICULOUSLY MAINTAINED THROUGHOUT
- MULTI-CAR DRIVEWAY
- GARAGE WORKSHOP WITH POWER/LIGHT
- NON-OVERLOOKED FRONTAGE





LOCATION

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. Baginton itself offers a unique blend of heritage and lifestyle, being home to the historic Lunt Roman Fort, with nearby attractions including renowned Midland Air Museum, alongside popular local pubs, a children's playground, garden centres and scenic countryside walks. The Old Mill Restaurant Eatery, popular Smiths Garden Centre, and Russell's Garden Centre are also a stones throw away.

Importantly, the home falls within the catchment area for Kenilworth School and Sixth Form, with a convenient school bus service running directly from Mill Hill — a significant advantage for families seeking outstanding local education.

IMPORTANT NOTE TO PURCHASERS



Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Mill Hill, Baginton, Coventry





Total Area: 113.5 m² ... 1222 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates