



Connells

Mill Hill
Baginton Coventry

Mill Hill Baginton Coventry CV8 3AG

for sale guide price
£325,000



Property Description

****NO UPWARD CHAIN**** A semi detached home set in the very popular village of Baginton, with two local pubs, a park, the Lunt Roman Fort and Bagots Castle. The village is within easy reach of Coventry city centre, Coventry train station and is under the CV8 postcode catchment for the Kenilworth schools. The accommodation briefly comprises: ground floor w/c, lounge, dining room, fitted kitchen and a conservatory. There are four bedrooms, (bedroom one with en-suite) and a family bathroom. Outside there is a rear garden, off road parking and a garage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the

auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Front door.

Entrance Hall

Stairs to first floor, understairs cupboard and radiator.

Guest W/C

Comprising toilet, wash hand basin, extractor fan and double glazed window to the rear elevation.

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)
Double glazed window to the front elevation, radiator and wall mounted gas fire.

Dining Room

11' x 10' 2" (3.35m x 3.10m)
Double glazed French doors to the rear elevation, radiator and door to conservatory.

Fitted Kitchen

10' 11" x 7' 4" (3.33m x 2.24m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob, plumbing for automatic washing

machine, space for domestic appliance, radiator, double glazed window to the side elevation and door to conservatory.

Conservatory

14' 10" x 12' 8" max (4.52m x 3.86m max)
Double glazed window to the rear elevation, radiator and French doors opening onto the rear garden.

First Floor Landing

Doors to;

Bedroom One

13' 8" x 9' 11" (4.17m x 3.02m)
Double glazed window to the front elevation, fitted wardrobes and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan and double glazed window to the front elevation.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)
Double glazed window to the rear elevation, built-in wardrobe and radiator.

Bedroom Three

11' x 8' 8" (3.35m x 2.64m)
Double glazed window to the rear elevation, fitted wardrobes and radiator.

Family Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator, extractor fan and double glazed window to the side elevation.

Bedroom Four

23' 1" max x 9' 4" max (7.04m max x 2.84m max)
Double glazed windows to the front, side and rear elevations.

Outside

Rear Garden

Patio area beyond being laid to lawn with borders and a summerhouse.

Garage

22' x 7' 4" (6.71m x 2.24m)
Up & over door, power & light and three solar panels.

Store

11' 11" x 7' 1" (3.63m x 2.16m)

Agents Note

'Under the terms of The Estate Agency Act 1979 (section 21), please note that the vendor of this property is related to an employee of Coventry Connells Residential'.





Total floor area 153.9 m² (1,657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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38 New Union Street
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EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/COV322598

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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