

# MUSSON LIGGINS

COVENTRY  
**TWELVE ASH LODGE**


**FOR SALE**  
**£425,000**

OR

**TO LET**  
**£1,300**

PER CALENDAR MONTH

120.27 sq m (1,294 sq ft)  
**Bungalow**

 Twelve Ash Lodge,  
Stoneleigh Road,  
Baginton,  
CV8 3BA

 0115 941 5241

 [matthew@mussonliggins.co.uk](mailto:matthew@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises a modern brick construction bungalow.

### FEATURES

- ▶ LARGE GARDEN



**Twelve Ash Lodge,  
Stoneleigh Road,  
Baginton,  
CV8 3BA**



## LOCATION

The subject property is located off Stoneleigh Road within Baginton, a Village in Warwickshire, but has a common border with the City of Coventry. Baginton Village is four miles south of Coventry City Centre and is approximately seven miles north of Leamington Spa.

Baginton is home to Coventry Airport, which lies just southeast of the Village. First opened in 1936 as Baginton Aerodrome, it has been used for general aviation, flight training, and commercial freight and passenger flights. The Midland Air Museum on Rowley Road is adjacent to the northern boundary of Coventry Airport.

The M6 is to the north east of the subject property with the A46 and the A45 (outer ring-road to Coventry) easily accessed, along with both the M40 and M6, located respectively to the south-west and north-east of the subject property.

## DESCRIPTION

The subject property comprises a modern brick construction bungalow which was originally constructed as an ancillary residential dwelling in connection with the ongoing garden centre and plant nursery which is attached to the rear of the subject site. The property was originally constructed with an agricultural tie due to the commercial nature of the site.

The property is set over the ground floor only and provides for a main entrance area, three bedrooms, one with an ensuite, separate shower room, kitchen and living room together with utility areas. a main bathroom, front garden room and a UPVC double glazed conservatory to the rear. There is also a large modern garage to the rear of the site.

The property is of modern brick construction beneath a pitched interlocking concrete tiled roof covering. The property has timber fascia's, soffits, PVC rainwater goods and all windows are UPVC double glazed throughout. The site has a privately accessed, gated and gravel driveway which links with a tarmac surfaced driveway providing access to the commercial areas of the site. The property also incorporates a large garden.





## RESTRICTION

The occupancy of the dwelling shall be limited to persons solely or mainly employed or last employed locally in agriculture

## TERMS

The premises are available to purchase on a Vacant Possession basis.

or

The premises are available To Let by way of a New Lease on terms to be agreed

## PRICE

**£425,000 (Four Hundred and Twenty Five Thousand Pounds)**

## RENT

**£1,300 (One Thousand Four Hundred Pounds) Per Calendar Month**

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

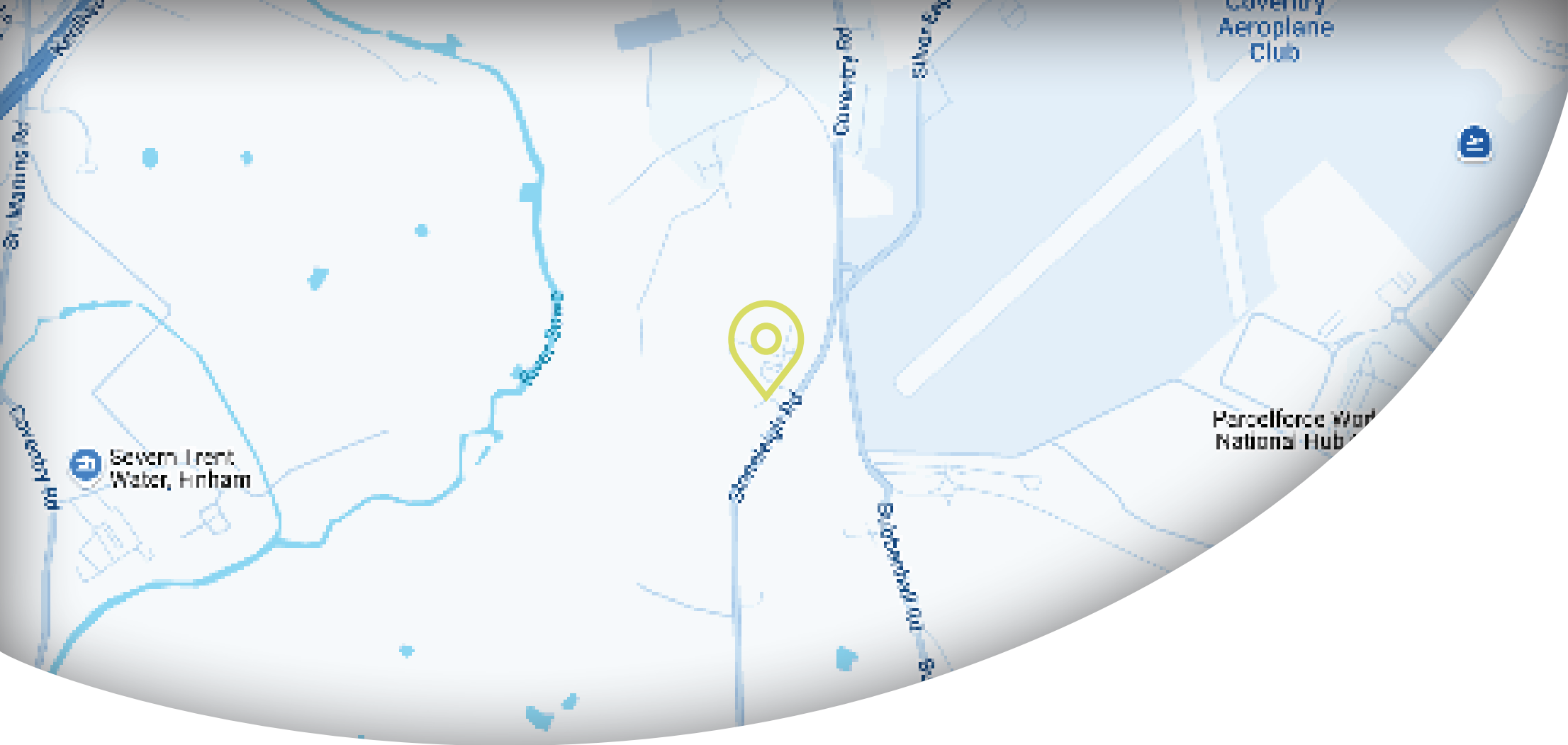
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Matthew Wade BSc (Hons) MRICS  
[matthew@mussonliggins.co.uk](mailto:matthew@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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