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Holly Walk  
Baginton CV8 3AE

# Holly Walk

## CV8 3AE

Nestled in the charming village of Baginton, on the outskirts of Coventry, this delightful three-bedroom semi-detached home on Holly Walk offers a perfect blend of comfort and modern living. Baginton is a picturesque Warwickshire village, known for its friendly community and scenic surroundings, making it an ideal location for families and professionals alike.

Upon entering the property, you are welcomed by a spacious entrance hall that leads into a bright dining area. This area seamlessly connects to the well-appointed kitchen and a separate lounge, which features doors that open out to a beautifully landscaped garden. This outdoor space is perfect for entertaining or simply enjoying the tranquillity of your surroundings.

The home boasts three generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing a private retreat for relaxation. The additional bedrooms are equally spacious, making them suitable for family members or guests.

One of the standout features of this property is the fantastic outside space, which includes a charming garden room. This versatile space can be adapted for various uses, whether as a home office, a playroom, or a quiet reading nook. For those who require a dedicated workspace, there is also a separate study and a convenient shower room located downstairs.

The property further benefits from a driveway that can accommodate several vehicles, ensuring ample parking for residents and visitors alike.

In summary, this semi-detached home in Baginton is a wonderful opportunity for anyone seeking a comfortable and stylish living space in a desirable location. With its excellent amenities and beautiful surroundings, it is sure to appeal to a wide range of buyers.

**selling quality**  
property since 1995





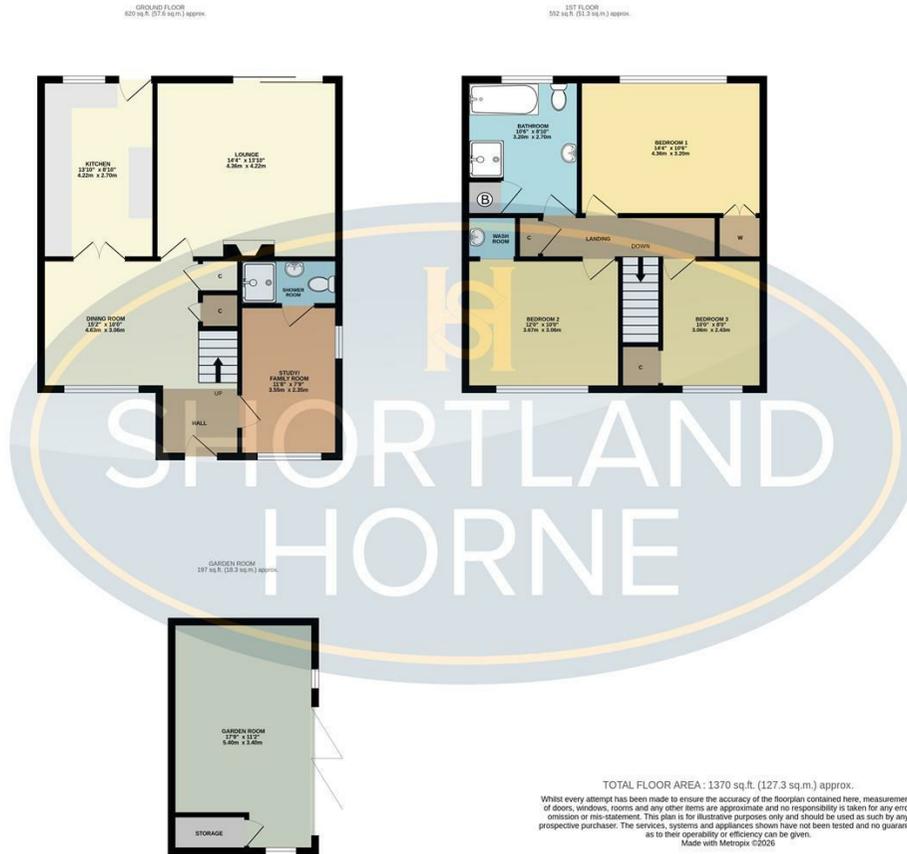




## Dimensions

Ground Floor	Outside
Entrance Hall	Garden Room
Dining Room	5.40 x 3.40
4.63 x 3.06	
Kitchen	
4.22 x 2.70	
Lounge	
4.36 x 4.22	
Study/Family Room	
3.55 x 2.35	
Shower Room	
First Floor	
Bedroom 1	
4.36 x 3.20	
Bedroom 2	
3.67 x 3.06	
Bedroom 3	
3.06 x 2.43	
Bathroom	
3.20 x 2.70	

# Floor Plan



### 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

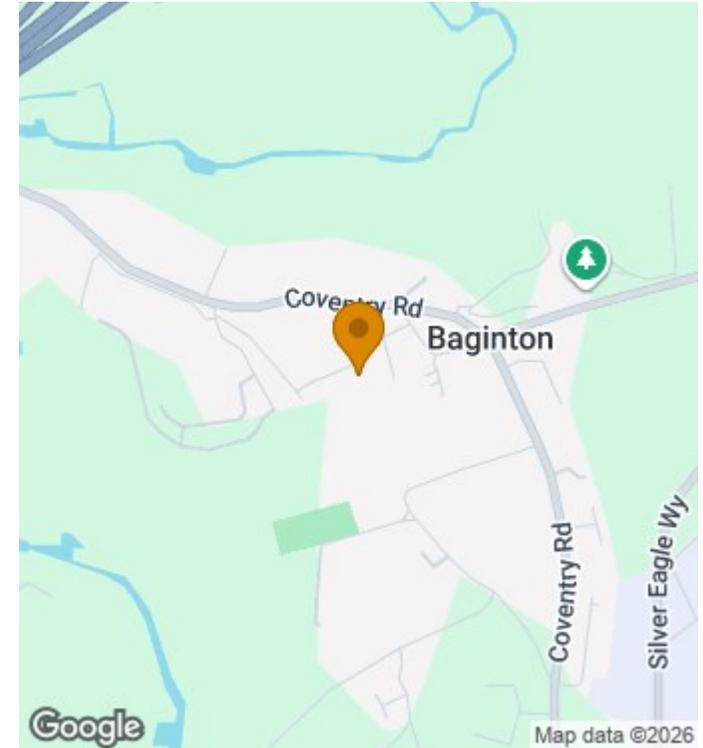
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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