
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Oak Close
Baginton CV8 3LE

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* 3 BEDROOM LEASEHOLD SEMI DETACHED HOUSE * 72 YEARS REMAINING ON THE LEASE & VILLAGE SETTING IN CUL DE SAC * NO UPWARD CHAIN * SUITABLE FOR CASH BUYERS* LEASE DETAILS BEING OBTAINED

Situated within the highly desirable village of Baginton, this three-bedroom semi-detached home presents an excellent opportunity for a property in a popular village setting on the outskirts of Coventry.

Upon entering the property, a welcoming entrance porch leads directly into the spacious lounge, a comfortable main reception room with a window overlooking the front aspect and a staircase rising to the first-floor accommodation. The lounge offers plenty of space for everyday family livthrough to the kitchen.
Positioned at the rear of the property, the kitchen provides a good amount of space for food preparation and storage, with access directly outside, making it a practical arrangement for family life.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and offers

selling quality
property since 1995

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Dimensions

VESTIBULE HALL

THROUGH LOUNGE
WITH OPEN TREAD
STAIRCASE
3.73m x 2.82m

DINING KITCHEN
3.73m x 2.82m

LANDING

BEDROOM ONE
3.76m x 2.57m

BEDROOM TWO
1.78m x 2.03m

BEDROOM TWO
1.91m x 2.90m

BATHROOM
1.68m x 1.85m

DIRECT AACCESS TO
CAR PARKING BAY

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



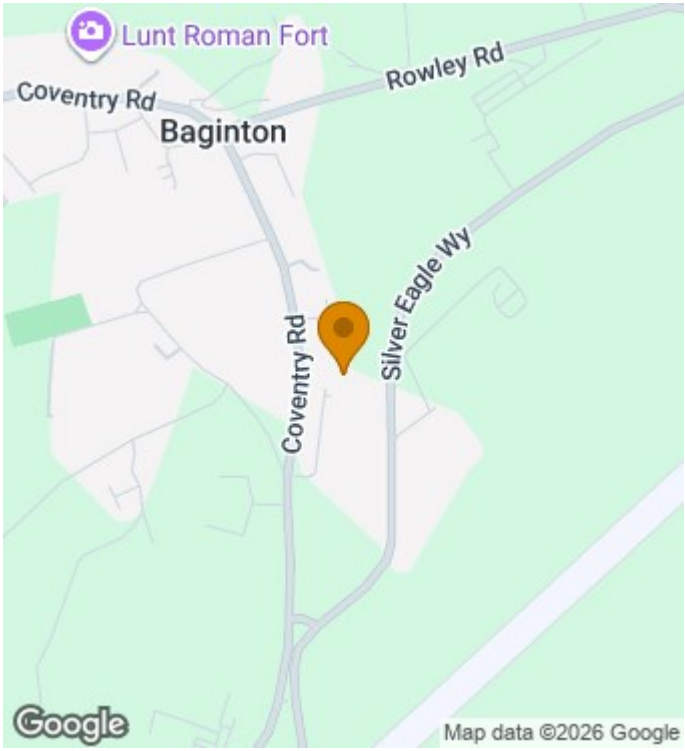
Total area: 594.00 sq ft

Disclaimer

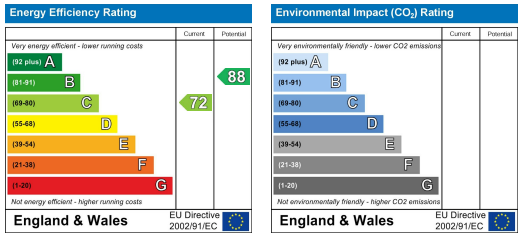
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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