



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Asking Price

£315,000

Located in

Coventry





The Park Paling

Coventry | CV3 5LJ



James Whalley proudly presents this extended three-bedroom semi-detached home, situated in the ever-popular area of Cheylesmore and offered to the market with no upward chain. Enjoying lovely open field views to the front, this property offers spacious, flexible living throughout.

Upon entering, you're welcomed by an inviting entrance hallway leading to a cosy front lounge. The property has been extended to the rear, where you'll find a generous open-plan kitchen that wraps around to a second reception area—ideal as a dining room or additional lounge. The kitchen is fitted with French doors opening out to the garden, and there's also the added convenience of a ground floor WC.

Upstairs, the first floor comprises three well-proportioned bedrooms and a spacious family bathroom, perfect for growing families.

Externally, the home benefits from off-road parking to the front, while the picturesque field views add to the sense of space and openness.

Location-wise, the property is ideally situated close to local shops and amenities, just 1.7 miles from Coventry city centre and with excellent access to motorway links. It also sits within close proximity to sought-after schools, including Finham Park School (1.5 miles), Blue Coat School (0.6 miles), and a range of local primary schools.

This fantastic home is ready for its next chapter—don't miss out. Call now to arrange your viewing!

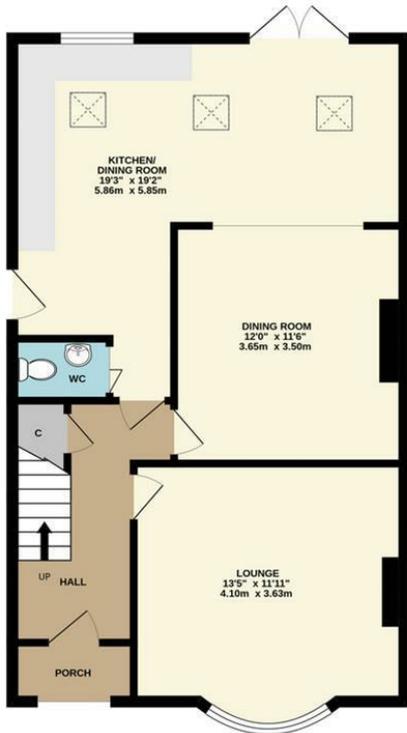
The Park Paling

£315,000 Freehold

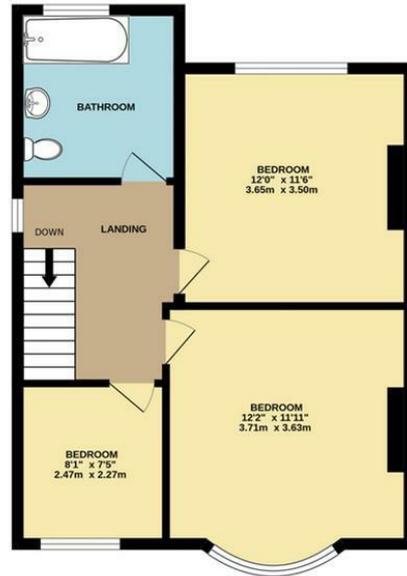


- Extended Kitchen
- Three Bedroom
- Field Views
- WC
- Off Road Parking
- No Chain
- Semi Detached
- Two Reception Rooms
- Large Family Bathroom
- Great Location

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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CV3 4FJ

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