



City Centre
Main Road


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The Park Paling
Cheylesmore CV3 5LL



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* FOUR BEDROOM DETACHED HOUSE * NO UPWARD CHAIN * BRICK BUILT DOUBLE GLAZED CONSERVATORY * OVERLOOKING WHITLEY COMMON * VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of The Park Paling, Cheylesmore, this charming 4 BEDROOM DETACHED HOUSE presents an excellent opportunity for those seeking a spacious family home with no upward chain. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking for extra space.

One of the standout features of this home is overlooking Whitley Common with children's playground. The full-width lounge offers a welcoming atmosphere, seamlessly flowing into a brick-built double glazed conservatory overlooking the enclosed rear garden. This delightful space is ideal for relaxation or entertaining guests, allowing natural light to flood in and create a warm and inviting environment.

Conveniently, there is dedicated cloakroom storage and a WC combined with utility/laundry room located on the ground floor as well as the main family bathroom on the first floor. Additionally, the property benefits from a brick-built garage, providing ample storage or parking options.

With no upward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this detached house in Cheylesmore is a fantastic choice. Don't miss the chance to view this lovely property and experience all it has to offer.

selling quality
property since 1995









Dimensions

- STORM PORCH
- ENTRANCE HALL
- SHOWER/
CLOAKROOM
- FULL WIDTH
LOUNGE/ DINING
ROOM
- FITTED BREAKFAST
KITCHEN ROOM
- BRICK BUILT
DOUBLE GLAZED
CONSERVATORY
- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY BATHROOM
- DIRECT ACCESS TO
INTEGRAL GARAGE

FRONT & ENCLOSED
FULLY FENCED REAR
GARDEN
NO UPWARD CHAIN



Floor Plan



TOTAL FLOOR AREA: 1379 sq.ft. (128.2 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.
 Made with Metropix C2025

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

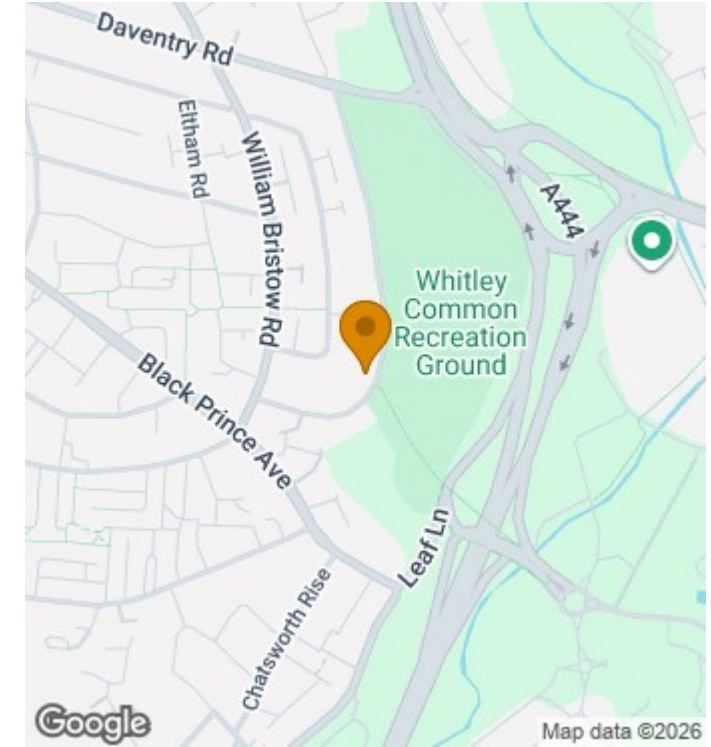
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

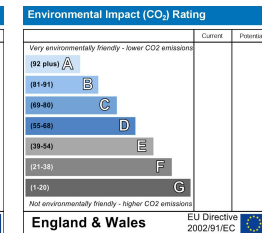
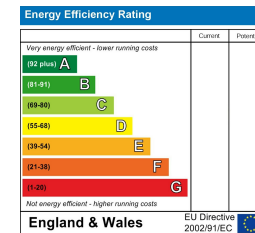
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



Trusted Property Experts

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