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The Park Paling  
CV3 5LL



# The Park Paling

## CV3 5LL

Welcome to this charming detached family home located in the desirable area of The Park Paling, Coventry. This modern property boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms spread across a generous 1,664 sq ft of living space.

As you step inside, you are greeted by a welcoming reception hall that leads you to a spacious lounge/dining room, perfect for entertaining guests or relaxing with your family. The fitted breakfast kitchen is ideal for whipping up delicious meals, while the study offers a quiet space to work or study from home.

Upstairs, you will find three double bedrooms, providing ample space for the whole family. The modern family bathroom with a shower offers convenience and style. One of the double bedrooms also features an en-suite bathroom.

One of the highlights of this property is its stunning views over Whitley Common Recreation ground, creating a peaceful and picturesque setting. The uPVC double glazing and gas central heating ensure comfort and energy efficiency throughout the home.

Outside, a block paved front driveway allows parking for up to 3 vehicles, making coming home a breeze. There is access to a very useful double garage. The good-sized rear garden features a large patio and a lush lawn, perfect for outdoor gatherings or simply enjoying the fresh air.

Located off Daventry Road, this home offers easy access to Cheylesmore, Jaguar Landrover and the City Centre via the nearby London Road. Whether you're looking for a peaceful retreat with scenic views or a convenient location close to amenities, this property has it all.

Don't miss out on the opportunity to make this delightful detached family home your own. Contact us today to arrange a viewing and experience the charm of this Coventry gem for yourself.



selling quality  
property since 1995













## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Diner

6.78m x 5.92m

Study

3.94m x 2.87m

Kitchen

3.71m x 2.41m

Utility Room

Study

W/C

Double Garage

5.26m x 5.23m

### FIRST FLOOR

Bedroom One

5.92m x 3.71m

Bathroom

Bedroom Two

4.14m x 2.92m

Bedroom Three

4.14m x 2.90m

Shower Room

W/C

# Floor Plan



Total area: 1664.00 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.

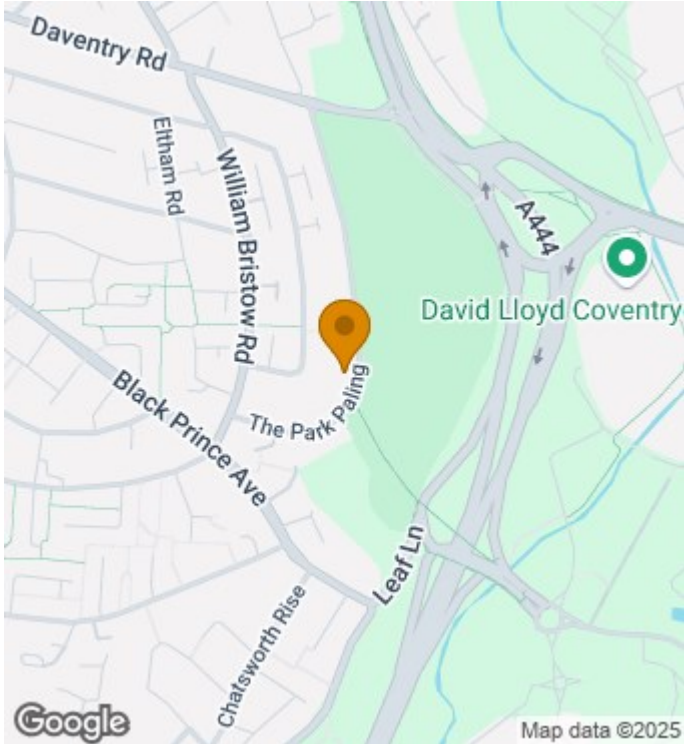
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

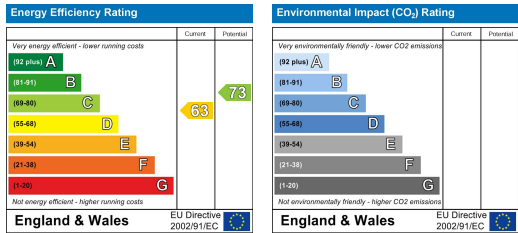
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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