



x3



x1



x2



**The Park Paling, Cheylesmore**  
**Asking Price £325,000**





An extended and well-proportioned semi-detached home, ideally positioned overlooking attractive open green space in a highly sought-after and established residential location. Offering generous and versatile accommodation throughout, the property presents an excellent opportunity for both families and investors, with clear scope to update and add value.

The ground floor features a welcoming entrance hallway, a bay-fronted lounge, and an extended open-plan lounge/dining room, creating an ideal space for modern living and entertaining. To the rear, the extended kitchen offers excellent functionality, complemented by a convenient ground floor W.C.

To the first floor are two spacious double bedrooms and a well-sized single bedroom, all served by a family shower room. A further staircase leads to an attic room with an additional W.C., providing useful and flexible space.

Externally, the property benefits from driveway parking and a private rear garden. To the front, it enjoys a pleasant outlook across green space, adding to the overall sense of openness and privacy.

The location is particularly appealing, with easy access to a range of local amenities, well-regarded schools and nearby parks. Excellent transport links provide convenient connections to Coventry city centre, the A45, A46 and surrounding areas, making it ideal for commuters.

A fantastic opportunity to acquire a spacious home in a prime position with strong long-term potential.

- EPC Rating: D
- Extended semi-detached home in a sought-after location
- Overlooking attractive open green space
- Three well-proportioned bedrooms
- Spacious open-plan lounge/dining room
- Extended kitchen with ground floor W.C.
- Additional attic room with W.C.
- Driveway parking, private rear garden and brick outbuilding
- Excellent access to local amenities, schools and transport links
- Council Tax Band: D





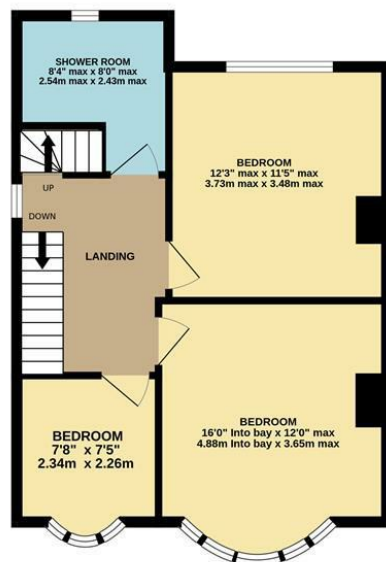




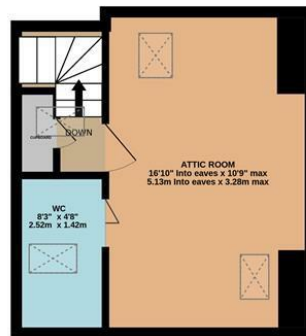
GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.7 sq.m.) approx.



#### SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                      |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |

#### PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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**CALL US FOR A FREE, NO OBLIGATION, VALUATION**  
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