

ENTRANCE PORCH

HALLWAY

LOUNGE
15' 9" into bay x 12' 5"
(4.8m into bay x 3.78m)

DINING ROOM
13' 11" x 10' 4" (4.24m x 3.15m)

KITCHEN
13' 8" x 7' 4" (4.17m x 2.24m)

CLOAKROOM WC

CONSERVATORY
18' 2" max x 16' 4" max
(5.54m max x 4.98m max)

LANDING

BEDROOM
15' 11" into bay x 11' 6"
(4.85m into bay x 3.51m)

BEDROOM
13' 11" x 11' 6" (4.24m x 3.51m)

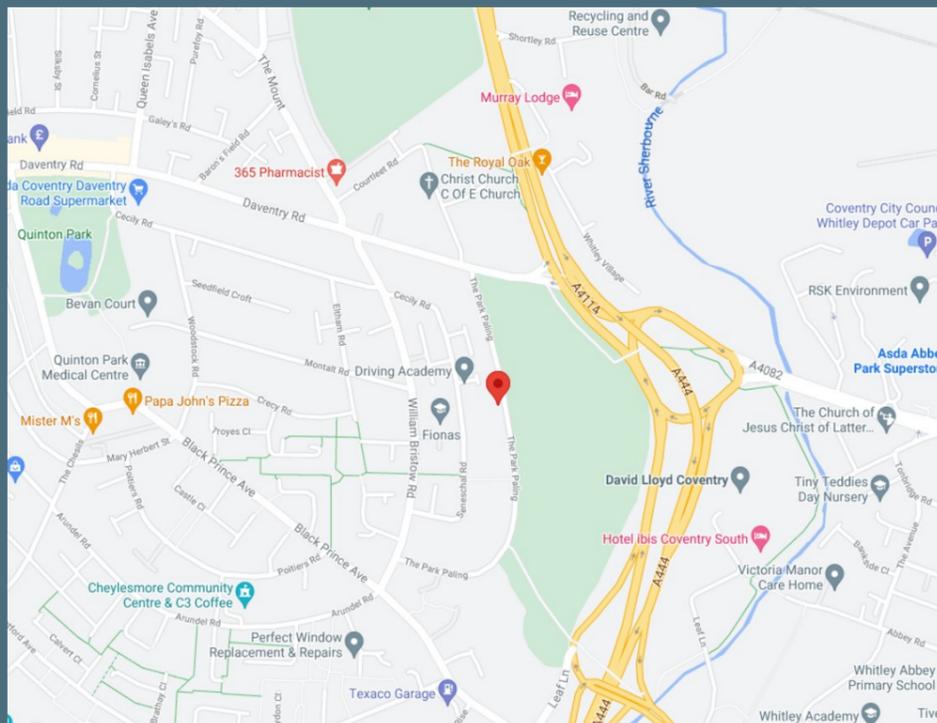
BEDROOM
8' 2" x 6' 6" (2.49m x 1.98m)

SHOWER ROOM WC

OFF ROAD PARKING

REAR GARDEN

GARDEN SHED



yeoman&owen
ESTATE AGENTS

38 The Park Paling
Cheylesmore, Coventry, CV3 5LJ

£340,000



Contact us at

455b - 457 Holyhead Road Coundon Coventry CV5 8HU

tel. 024 7659 1234 fax. 024 7659 9555

email. info@yeomanandowen.co.uk web. yeomanandowen.co.uk



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



£340,000

**38 The Park Paling
Cheylesmore, Coventry, CV3 5LJ**

- Halls Together Semi Detached
- Overlooking Whitley Fields
- TWO Reception Rooms
- Kitchen & Conservatory
- THREE BEDROOMS
- Shower Room WC
- Off Road Parking
- External Insulation
- Freehold
- Tax Band D
- EPC Rating D

Viewing is strictly by appointment



Property Description

A 1930's double bay halls together semi detached family home overlooking Whitley Fields. Close to local schools, shops and public transport links. The property benefits from external insulation, double glazing and gas fired central heating.

In brief the accommodation comprises: entrance porch, hallway, lounge, dining room, kitchen, cloakroom WC and a conservatory. On the first floor a landing, THREE BEDROOMS, shower room WC, steps to the attic. Outside there is of road parking with an electric car charging point and enclosed rear garden.

MUST BE VIEWED.

