

PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

THE PARK PALING,

COVENTRY, CV3 5LL

£1,500 PER CALENDAR

THE PARK PALING

3 2 2

PROMINENCE ESTATES

Prominence Estates are delighted to present this spacious three-bedroom detached family home, ideally located on the sought-after Park Pailing in Cheylesmore, Coventry. Offered unfurnished and available immediately, this property provides generous living accommodation throughout, making it an ideal home for families or working professionals.

Upon entering the property, you are welcomed by an entrance hallway, with a versatile room to the right which would be ideal for use as a home office, study or additional reception room. The ground floor also benefits from a spacious kitchen/dining room, perfect for family meals and entertaining, complete with an integrated dishwasher, oven and microwave.

There is a separate utility room with a washing machine, a convenient downstairs shower room and a useful storage cupboard. To the rear of the property is a generously sized living room leading into a conservatory, providing additional living space and views over the garden.

Outside, the property boasts a spacious rear garden, ideal for relaxing or entertaining during the warmer months, along with a shed for additional storage. To the front, there is a private driveway offering off-road parking for two vehicles.

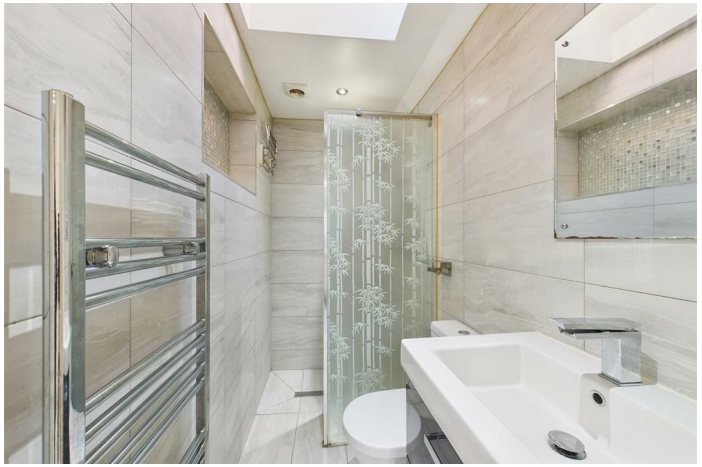
Upstairs, the property offers three well-proportioned bedrooms, all benefiting from built-in wardrobes, alongside a lovely family bathroom.

Situated in the popular residential area of Cheylesmore, the property is conveniently located within easy reach of Coventry City Centre, Coventry Railway Station and the War Memorial Park. A range of local amenities can be found nearby, including supermarkets, independent shops, cafés and schools. The area also benefits from excellent transport links, with convenient access to the A45 and surrounding road networks.

This fantastic detached home offers an excellent combination of space, practicality and location, making it an ideal choice for those seeking comfortable family living in Cheylesmore.







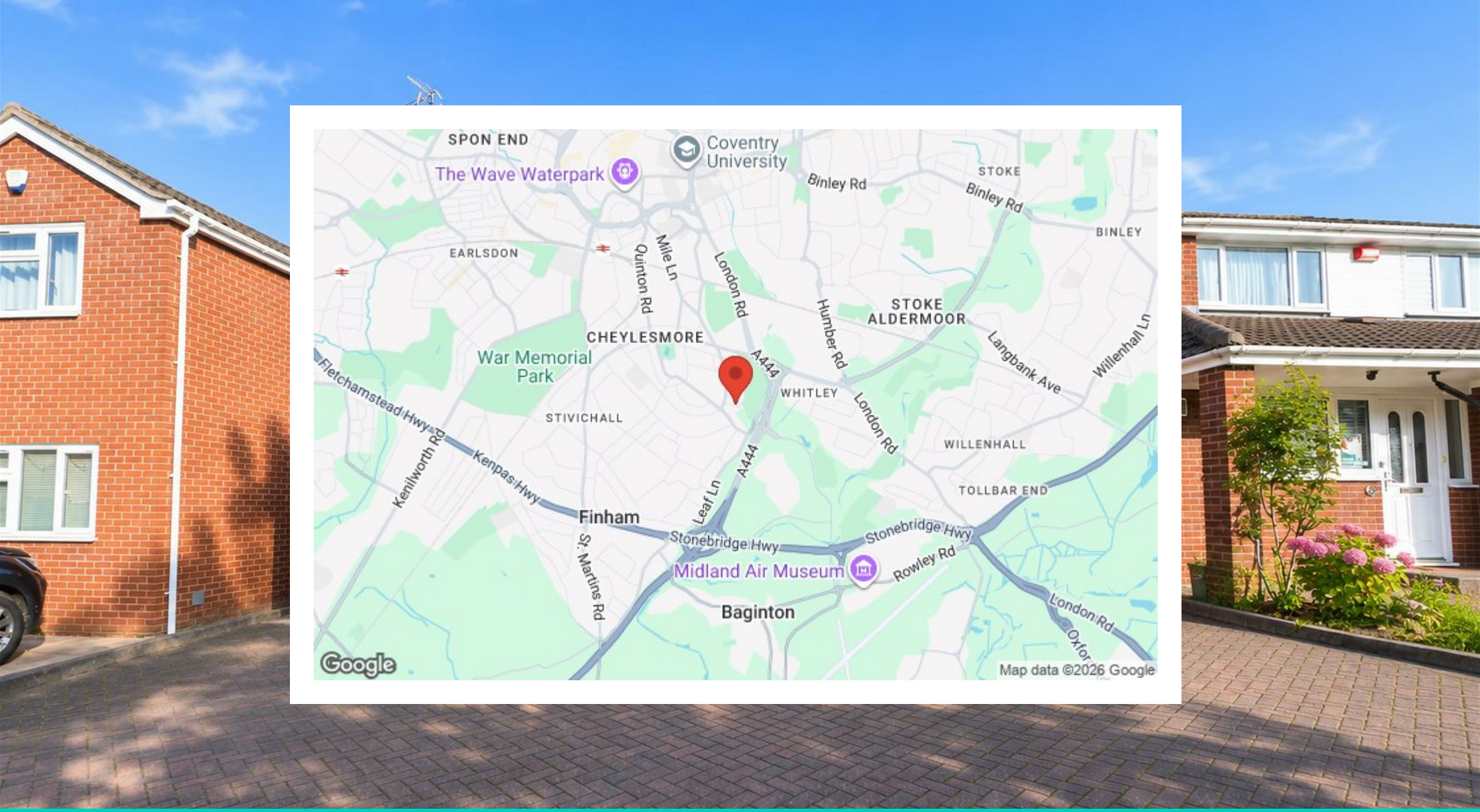












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