



VIEW 360°
VIRTUAL TOUR



The Park Paling

Cheylesmore, Coventry

Rent £1,300 Per calendar month

Deposit £1,500





The Park Paling

Cheylesmore, Coventry, CV3 5LL

A spacious four/five double bedroom detached house offering generous accommodation over the two floors, overlooking Whitley Common Recreation ground to the front. Close to the well served area of Cheylesmore, convenient for JLR Whitley and city centre, good road links for the city and A45/A46. PART FURNISHED, double glazing and gas central heating. Accommodation comprising: long central entrance hall, full width rear living dining room, kitchen and utility room with main appliances, guest cloakroom. Versatile ground floor double bedroom five/study or playroom. First floor further four double bedrooms and bathroom. Outside front driveway and enclosed deep rear garden. Available NOW. EPC band C.





GROUND FLOOR

Entrance hall

Long central hallway, stairs to first floor, radiator, wood effect floor. Doors lead off:

Living dining room

Extending full width to the rear of the property, double glazed patio doors and window onto rear garden, storage cupboard, radiator cabinet and wood effect floor. Two settee's and coffee table, dining table and chairs.

Kitchen

Extensively fitted with wall and base units to four walls, integrated oven and hob, fridge freezer, dishwasher, double glazed windows to two sides, double glazed side entrance door, radiator and tiled floor.

Utility

Tumble drier and washing machine, worktop set over, shelving above and boiler, further full height storage cupboard. Radiator and tiled floor.

Guest cloakroom

WC and wash hand basin, obscure double glazed window, radiator and tiled floor.

Versatile bedroom five/playroom or study

Generous fifth double bedroom but would make an ideal playroom or study. Double glazed window to front aspect, double glazed door onto rear passage extending to garden, radiator and carpet. Tall mirror front fitted wardrobes to one wall.

FIRST FLOOR

Landing

Double glazed side window, carpet. Doors lead off:

Bedroom one (front left)

Double bedroom, double glazed window overlooks Whitley Common, radiator and carpet. Built-in wardrobes to one wall and office chair.

Bedroom two (front right)

Double bedroom, double glazed window overlooks Whitley Common, radiator and carpet. Built-in wardrobes to one wall.

Bedroom three (rear right)

Double bedroom, double glazed window to rear garden, radiator and carpet. Double bed and side unit, built-in wardrobe to one wall.

Bedroom four (rear left)

Double bedroom, double glazed window to rear garden, radiator and carpet. Mirror fronted freestanding wardrobe.

Bathroom

White three piece suite, shower over bath with screen, obscure double glazed window, tiled splash-backs to four walls, towel radiator, wall heater, freestanding slip cupboard, tiled floor.

OUTSIDE

Front driveway and rear garden

Front - blocked paved driveway, gated side access to rear garden.

Rear - enclosed rear garden, deep patio extends on-to lawn with side borders, pathway to storage shed.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	71		83
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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