



**Perth Rise, Coventry  
CV5 7LX  
Open To Offers £265,000**

CHAIN-FREE 3-BEDROOM SEMI-DETACHED HOME – PERTH RISE, EASTERN GREEN, COVENTRY

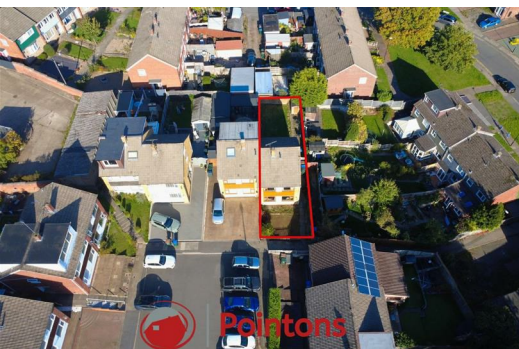
Offered with no onward chain, this semi-detached home in the highly sought-after area of Eastern Green combines classic charm with modern comfort. Spanning approximately 1,065 sq. ft., the property provides generous living space ideal for families, professionals, or first-time buyers looking to upsize.

The ground floor features two spacious reception rooms, perfect for both entertaining guests and everyday family life. The kitchen is fitted with modern integrated appliances, offering both functionality and style. Upstairs, there are three well-proportioned bedrooms and a thoughtfully designed family bathroom.

Externally, the property benefits from off-road parking and a well-maintained garden, ideal for outdoor relaxation.

Situated in a quiet and desirable residential area, Perth Rise offers easy access to local schools, amenities, and excellent transport links, providing the perfect balance between peaceful suburban living and city convenience.

This property presents a fantastic opportunity to purchase a chain-free home in one of Coventry's most popular locations. Early viewing is highly recommended.



### Entrance Hall

16'3" x 6'4" (4.96m x 1.92m)

### Living Room

17'3" x 10'11" (5.26m x 3.32m)

### Dining Room

9'0" x 9'6" (2.74m x 2.90m)

### Kitchen

8'0" x 9'6" (2.43m x 2.90m)

### Bedroom 1

17'3" x 10'11" (5.26m x 3.32m)

### Bedroom 2

9'4" x 9'6" (2.85m x 2.90m)

### Bedroom 3

7'7" x 9'6" (2.31m x 2.90m)

### Family Bathroom

6'4" x 6'4" (1.92m x 1.92m)

### Good to Know

Tenure: Freehold

Age: 1950-60's

Heating: Gas central heating

Garden: East Facing

Total SqFt: 1004.27

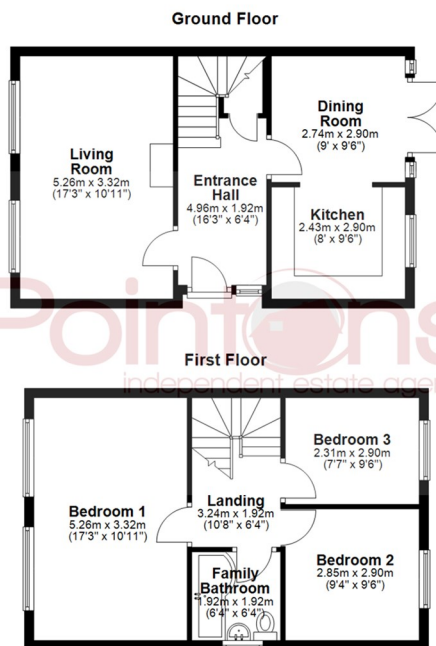
Loft: Insulated

Energy efficiency rating: D

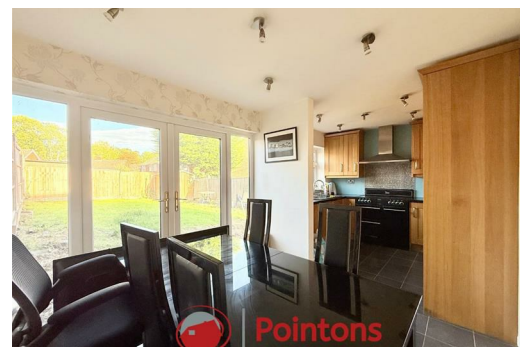
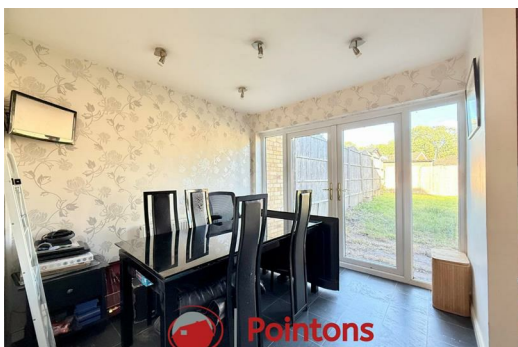
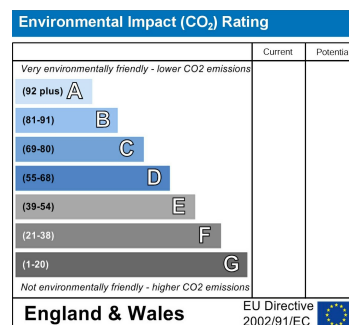
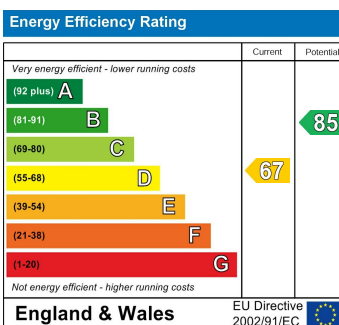
Council tax band: D

### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

