



HR ESTATE AGENTS

4 Bedrooms

House - Detached

£425,000

Located in

Coventry





Chorley Way

Coventry | CV6 3LL



Zacharias Ermogenous is proud to present this impressive four-bedroom detached family home, occupying a generous corner plot in a sought-after residential location. Offering almost 2,000 sq. ft. of versatile accommodation, this well-maintained property combines spacious living areas, a double garage, ample off-road parking, and a private rear garden—making it an ideal home for growing families.

The ground floor welcomes you with a bright entrance hall leading to a spacious bay-fronted lounge, perfect for relaxing with family. Double doors open into a separate dining room, creating a fantastic space for entertaining, while the fitted kitchen overlooks the rear garden and enjoys direct access into the impressive full-width conservatory, providing an additional reception area that can be enjoyed all year round. A downstairs WC, utility room, and internal access to the double garage complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are all excellent sizes, with fitted storage to several rooms, and are served by a contemporary family bathroom.

Outside, the home benefits from a large driveway providing parking for multiple vehicles alongside the double garage. The enclosed rear garden offers a wonderful balance of lawn and patio seating areas, complete with a detached garden room/home office, making it perfect for home working, hobbies, or additional entertaining space.

Positioned within easy reach of local schools, shops, parks, and excellent transport links, this superb family home offers space, flexibility, and a fantastic location.

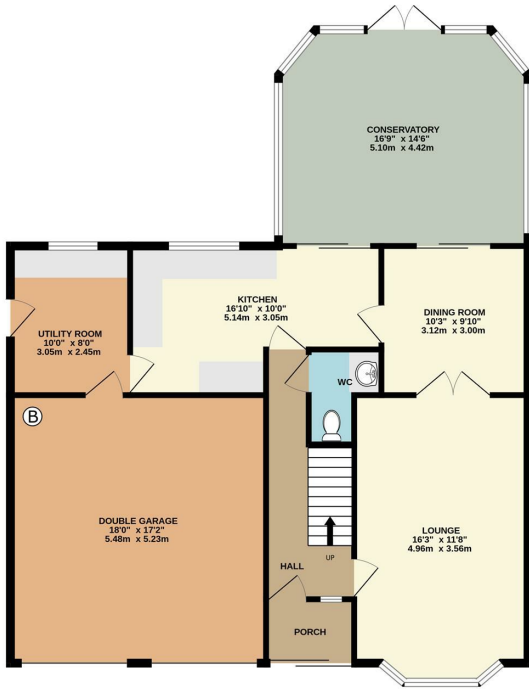
Chorley Way

£425,000 Freehold

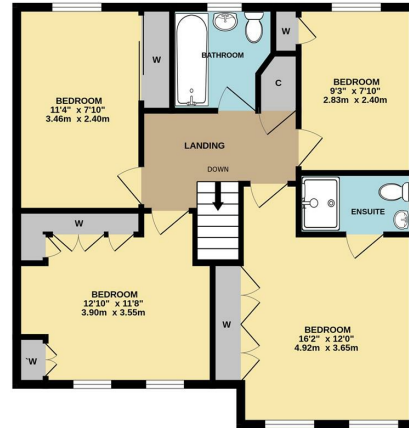


- Four-bedroom detached family home
- Separate dining room and large conservatory
- Utility room and downstairs WC
- Large Private Rear Garden
- Nearly 2,000 sq. ft. of accommodation
- Principal bedroom with fitted wardrobes and en-suite
- Double garage with driveway for multiple vehicles

GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 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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Council Tax Band E Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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CV3 4FJ

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