



## 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

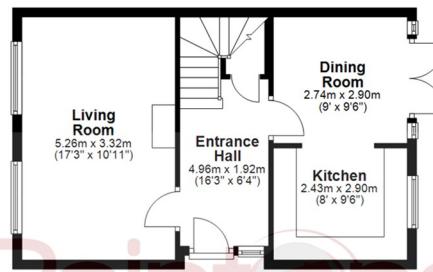
Energy efficiency rating: D

Council tax band: D

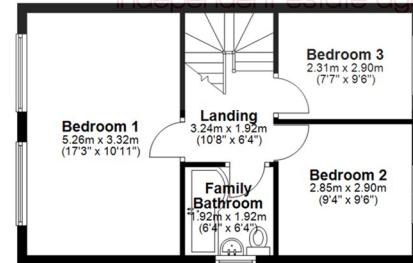
### Disclaimer

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.

### Ground Floor



**Pointons**  
independent estate agents



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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