

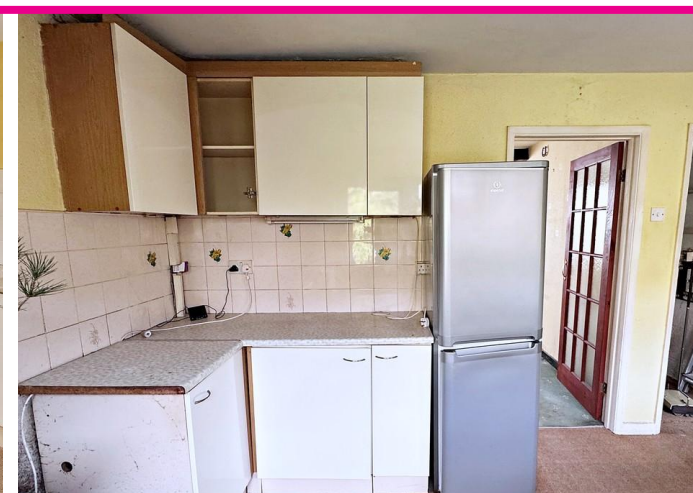


28 Chenies Close | Allesley Park | Coventry | CV5 9HR

£168,000

Offering excellent potential, this spacious mid-terrace home is situated in a quiet cul-de-sac with a pedestrianised frontage in the popular Allesley Park area. The property features two large double bedrooms, a lounge, spacious kitchen/diner, modern refitted shower room and a sunny aspect rear garden with shared side pedestrian access. Whilst the property would benefit from further modernisation and upgrading, it now has the advantage of newly installed gas central heating, providing an excellent opportunity for a buyer to improve and personalise the accommodation. Offered for sale with no upward chain.

- Excellent First Time or Investment Purchase
- Two Double Bedrooms
- Lounge and Kitchen/Diner
- Modern Refitted Shower Room
- New Gas Central Heating



Property Description

ENCLOSED PORCH

Double glazed windows and doors and part glazed door leading to:

ENTRANCE HALL

With staircase rising to the first floor, radiator, smoke detector and part glazed door leading to:

LOUNGE

14' 2" x 9' 10" into chimney breast (4.32m x 3m)
With feature fireplace with inset gas fire set onto tiled hearth, radiator, double glazed window to front, tv aerial point and part glazed door to:

KITCHEN/DINER

13' 2" x 8' 0" (4.01m x 2.44m)
With a range of base, drawer and wall cupboards with laminate work surfaces over, tiled splashbacks, radiator, wall mounted gas fired central heating boiler (installed June 2026) two double glazed windows to rear and double glazed door leading out to the rear garden. Part glazed door to large understairs storage cupboard.

FIRST FLOOR LANDING

With access to roof space, smoke detector and doors leading off to all rooms,

REFITTED SHOWER ROOM

8' 5" x 5' 9" (2.57m x 1.75m)
Being fully tiled and fitted with a modern white suite comprising low level w/c, vanity sink unit with storage cupboards beneath, walk-in shower enclosure with 'Triton' electric shower and glazed screen. Tiled flooring, chrome heated towel rail/radiator and extractor fan.

BEDROOM ONE

11' 3" x 10' 0" plus wardrobes (3.43m x 3.05m)
Situated to the front of the property with range of built-in wardrobes, side cupboard housing hot water cylinder, double glazed window to front, radiator and further walk-in overstairs storage/wardrobe cupboard.

BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m)

Having radiator and double glazed window with rear garden views.

OUTSIDE

TO THE FRONT

Approached via paved steps with a lawned foregarden to the front.

REAR GARDEN

With paved patio area, shaped area of lawn with planted borders, inset flower and herbaceous beds, garden pond, paved pathway and side pedestrian gate leading to the front.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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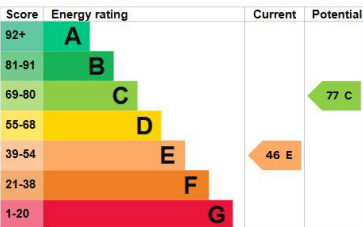
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



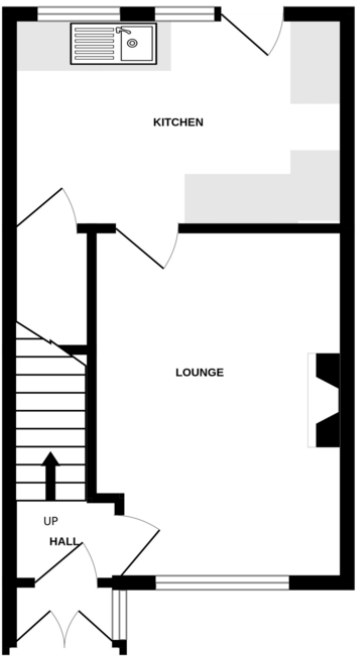
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

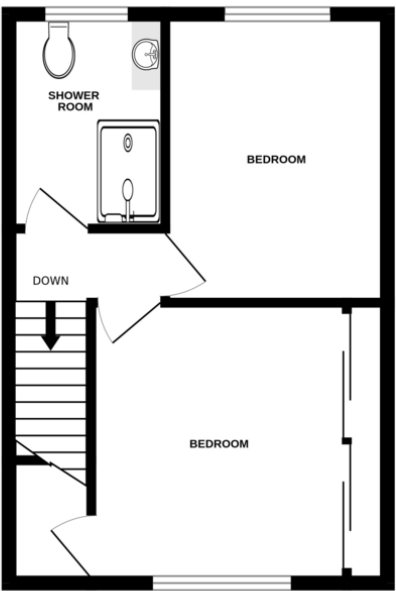
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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