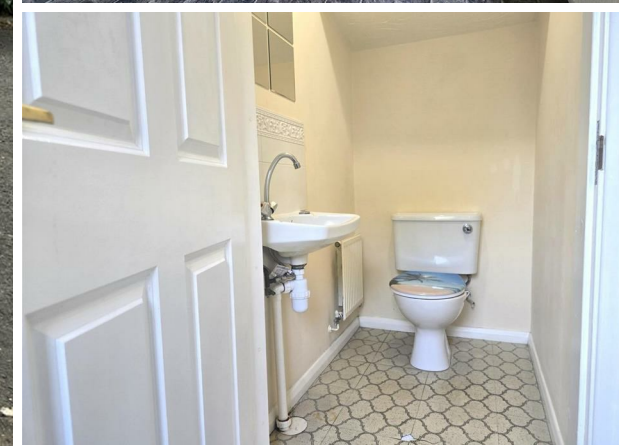




Rodyard Way, Parkside
Asking Price £240,000



This well-presented three-bedroom end-of-terrace home is situated within a modern residential development, offering excellent access to Coventry city centre, local amenities, and transport links, including nearby train stations and major road networks.

The ground floor comprises an entrance hallway, a spacious lounge, a fitted kitchen, and a convenient downstairs WC. To the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers.

Externally, the property benefits from two allocated parking spaces and is positioned within a well-maintained development featuring a central play park, ideal for families.

Offered with vacant possession and no upward chain, this property presents an excellent opportunity for first-time buyers and investors alike.

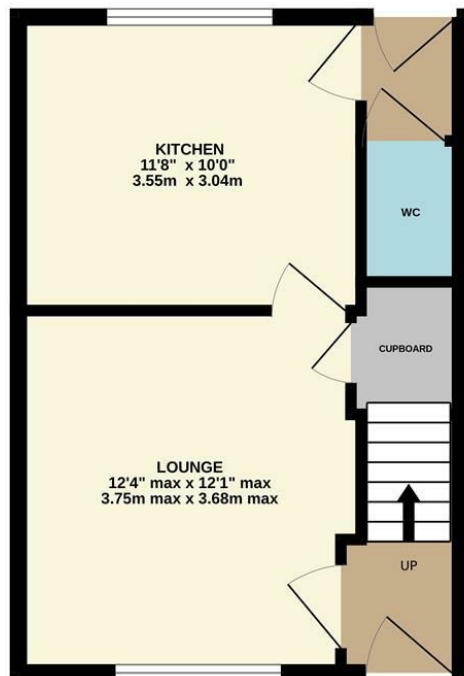
Subject to an annual rent charge of approximately £140 for maintenance of communal areas and central play park

- EPC Rating: C
- Three-bedroom end-of-terrace property
- Spacious lounge and fitted kitchen
- Ground floor WC
- Family bathroom to first floor
- Two allocated parking spaces
- Modern development with central play park
- Close to city centre, train stations, and transport links
- Vacant possession with no upward chain
- Council Tax Band: B

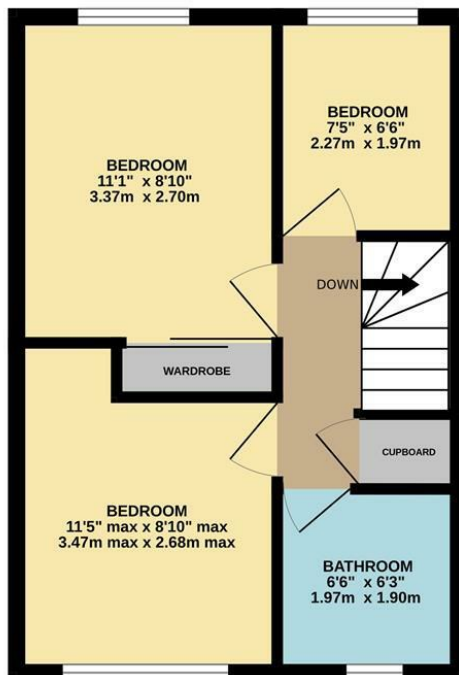




GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	89
(81-91) B		
(69-80) C		
(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

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property Sterling House
112 Walsgrave Road, Stoke, Coventry, CV2 4ED
Tel: 024 7665 2200
Email: info@eliteproperty.co
www.eliteproperty.co

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