



**Parry Road
Stoke
Coventry
CV2 3LW**

- No Upward Chain
- Estimated Rental Income of £1050 PCM
- Double Bifold Doors to Tiled Rear Garden
- Bay Window Seat & Decorative Stone Mantel

Offers In Excess Of £200,000

EPC Rating '69'





Property Description

This beautifully presented three-bedroom mid-terraced home in North East Coventry is offered with no upward chain, making it a perfect opportunity for first-time buyers or investors. With an estimated rental income of £1050 PCM, the property combines character, comfort, and convenience in a sought-after location.

Step inside to discover a spacious living room featuring a bay window seat, decorative stone mantel, and ceiling fan. The adjoining sitting/dining room is ideal for entertaining, complete with double bifold doors opening to the rear garden and a second ceiling fan for year-round comfort. The kitchen is both practical and charming, fitted with a ceiling-mounted strip light and a unique, vintage kitchen-to-lounge hatch with shuttered storage.

Upstairs, you'll find three well-proportioned bedrooms, including one with fitted wardrobes, a family bathroom with a fitted bath and openable window, and a separate WC. Outside, enjoy a fore garden and a tiled rear garden accessible via the back door or bifold doors-perfect for low-





maintenance outdoor living.

With double glazing and gas central heating (not tested), this property is ready to be transformed into your ideal home or investment. Book your viewing today with the award-winning Cloud9 Estates and make this opportunity yours.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor

ENTRANCE HALL
1.93m x 3.44m Max

SITTING/DINING ROOM
3.33m x 10.33 Max

KITCHEN
2.49m x 6.02m Max

BEDROOM 1
2.48m x 3.95m Max



BEDROOM 2
3.06m x 3.21m Max

BEDROOM 3
2.21m x 2.92m Max

BATHROOM
0.78m x 1.69m Max

