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Parkville Highway
CV6 4HY

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Nestled in the charming area of Holbrooks, Coventry, this well-presented semi-detached dormer bungalow on Parkville Highway offers a delightful blend of comfort and style. Spanning an impressive 1,205 square feet, this property boasts ample space for both relaxation and entertaining.

Upon entering, you are greeted by two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The bungalow features four spacious bedrooms two downstairs and a further two upstairs providing plenty of room for a growing family or the option to create a home office or guest rooms.

The property includes a well-appointed bathroom, catering to all your daily needs. The overall presentation of the bungalow is commendable, making it a move-in ready option for prospective buyers or renters.

Situated in a friendly neighbourhood, this home benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Whether you are looking to settle down or

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Dimensions

Entrance hall

Lounge

6.0m x 3.38m

Kitchen

3.65m x 2.50m

Shower Room

Bedroom One

3.90m x 3.18m

Bedroom/Dining Room

2.75m x 2.75m

Sun Room

5.20m x 1.66m

FIRST FLOOR

Bedroom Three

3.42m x 3.34m

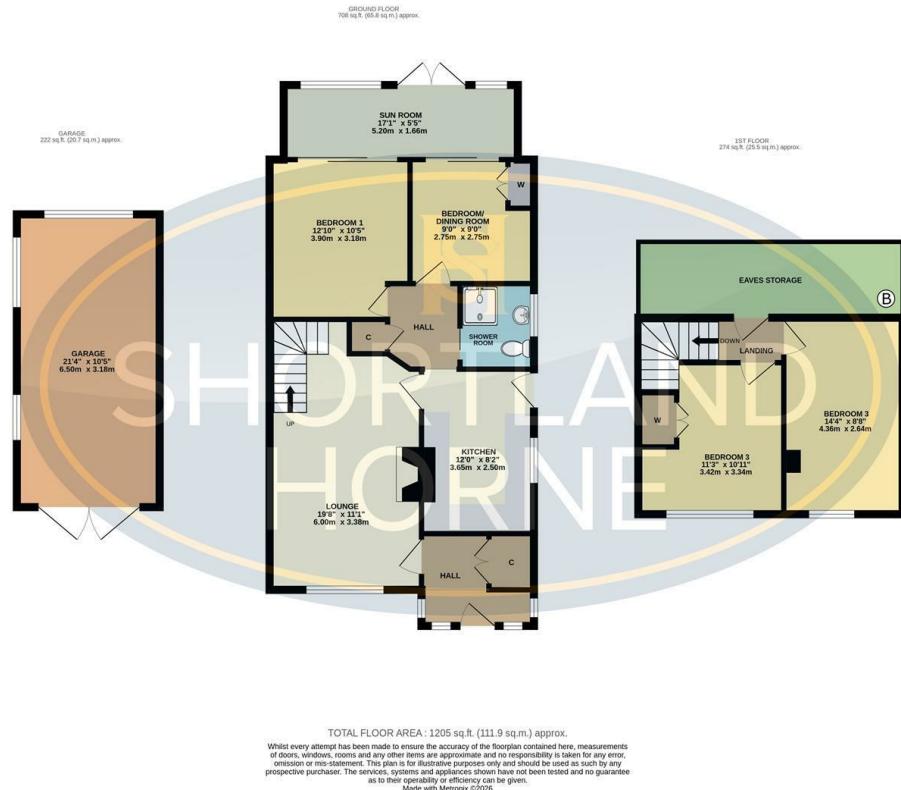
Bedroom Four

4.36m x 2.64m

Garage

6.50m x 3.18m

Floor Plan



Total area: 1205.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

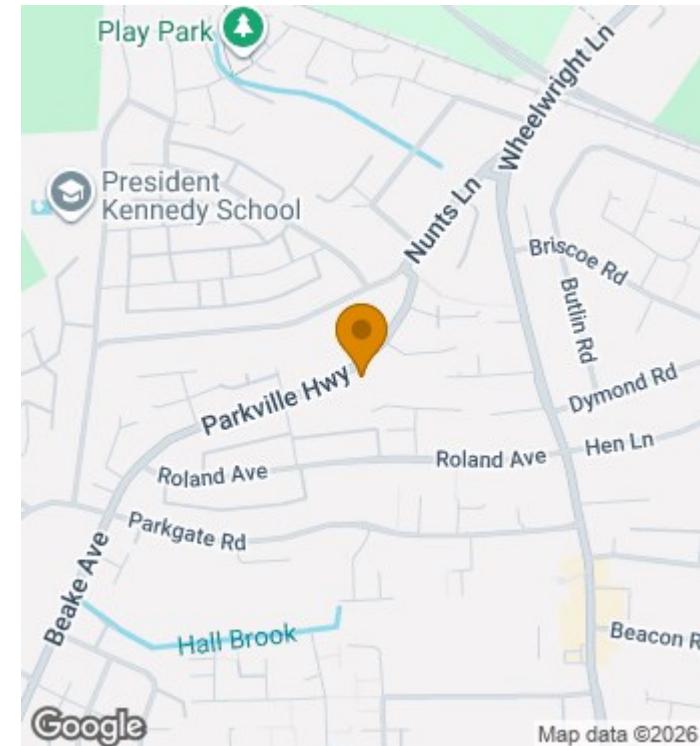
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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