



4 Bedroom House - Semi-Detached
located on Parry Road, Coventry
Offers Over £270,000

UP Estates



**** RENOVATED AND EXTENDED SEMI-DETACHED HOME - SOUTH/EAST FACING GARDEN WITH DOUBLE GATES, GARAGE WITH POWER/LIGHT & DRIVEWAY - THREE BATHROOMS, FOUR BEDROOMS **** This is a fantastic opportunity to purchase a deceptively spacious, much improved semi-detached home on Parry Road. This versatile property allows for flexible living accommodation over two floors as the result of an impressive dormer loft conversion. Viewing is essential to appreciate this property which very briefly comprises; driveway, open plan living kitchen diner with dual aspect windows, hallway, sitting room/bedroom three, shower room, bedroom four, south/east facing low maintenance garden with pergola raised feature pond, external socket, gated access to two aspects, and garage with power/light all to the ground floor. On the first floor as the result of an extensive dormer extension there are two further double bedrooms, shower room and ensuite to bedroom one - The property benefits from new consumer unit & boiler (2023) CALL NOW TO VIEW!

LOCATION

Parry Road is a fantastic road, located to the east of the city, popular with young families and very well served by an excellent range of amenities including shops, schools and bus services. The University Hospital and the A444, A45, M6 & M69 motorway junctions are also within easy reach.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Offers Over £270,000

- RENOVATED IN 2023 - BEAUTIFULLY PRESENTED
- SOUTH/EAST FACING GARDEN
- FOUR BEDROOMS, THREE BATHROOMS
- LARGE GARAGE WITH POWER/LIGHT, DRIVEWAY & DOUBLE GATES
- POPULAR LOCATION
- COUNCIL TAX BAND B, EPC RATED C





All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Parry Road, Coventry





Total Area: 108.1 m² ... 1164 ft² (excluding eaves storage, garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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