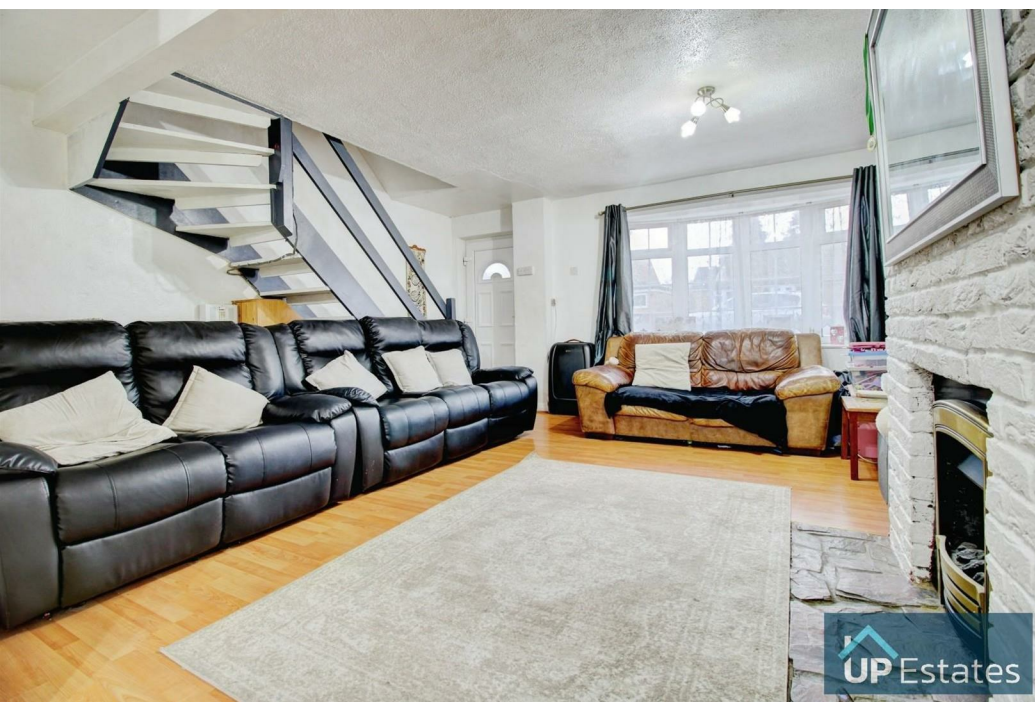




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**3 Bedroom House - Terraced**  
**located on Parry Road, Coventry**  
**£220,000**

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**\*\*NO ONWARD CHAIN\*\*GREAT  
LOCATION\*\*EXTENDED KITCHEN\*\***

An excellent opportunity to purchase this extended three-bedroom mid-terraced home, ideally situated just off Sewall Highway and within easy reach of local shops, well-regarded schools, and excellent road links.

The property offers well-planned accommodation and briefly comprises: entrance porch, a spacious open-plan lounge/dining room, an extended kitchen, three generously sized bedrooms, and a modern family bathroom.

To the front of the property there is a hardstanding area currently used for off-road parking, while to the rear you'll find a beautifully landscaped garden complete with a shed – perfect for outdoor entertaining or family use.

This property is ideal purchase for first-time buyers, growing families, or investors alike.

**CALL NOW TO VIEW!**

**£220,000**

- NO CHAIN
- Three Bedrooms
- Mid Terraced
- Landscaped Front and Rear Gardens
- Extended Kitchen
- Council Tax Band B





#### **PORCH**

5'3" x 3'11"

With a door leading into the Lounge Diner.

#### **LOUNGE DINER**

14'7" x 23'11"

Open Reception area having a stairs rising to the first floor, double glazed bay window and plenty for furniture.

#### **KITCHEN**

6'10" x 16'11"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated hob and double oven with space for appliances, a double glazed window and door leading to the rear of the property.

#### **LANDING**

With stairs rising from the ground floor and doors leading to accommodation.







### **BEDROOM ONE**

8'6" x 15'8"

Double Bedroom having a central heated radiator, integrated wardrobe and double glazed window to the rear aspect.

### **BEDROOM TWO**

8'10" x 7'10"

Double Bedroom having a central heated radiator and double glazed window to the front aspect.

### **BEDROOM THREE**

5'11" x 11'2"

Bedroom having a central heated radiator and double glazed window to the rear aspect.



### **BATHROOM**

6'0" x 5'0"

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

### **GARDEN**

A private rear garden paved throughout with fencing along the boundaries.

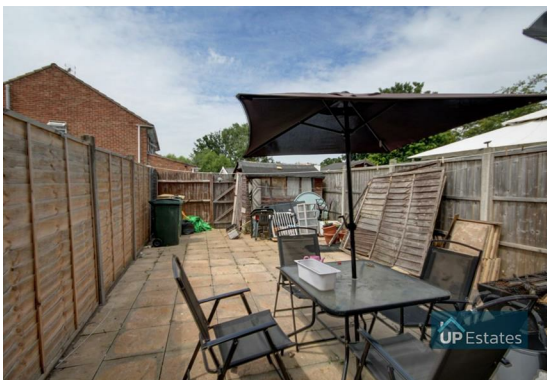
### **DISCLAIMER**

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.



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.





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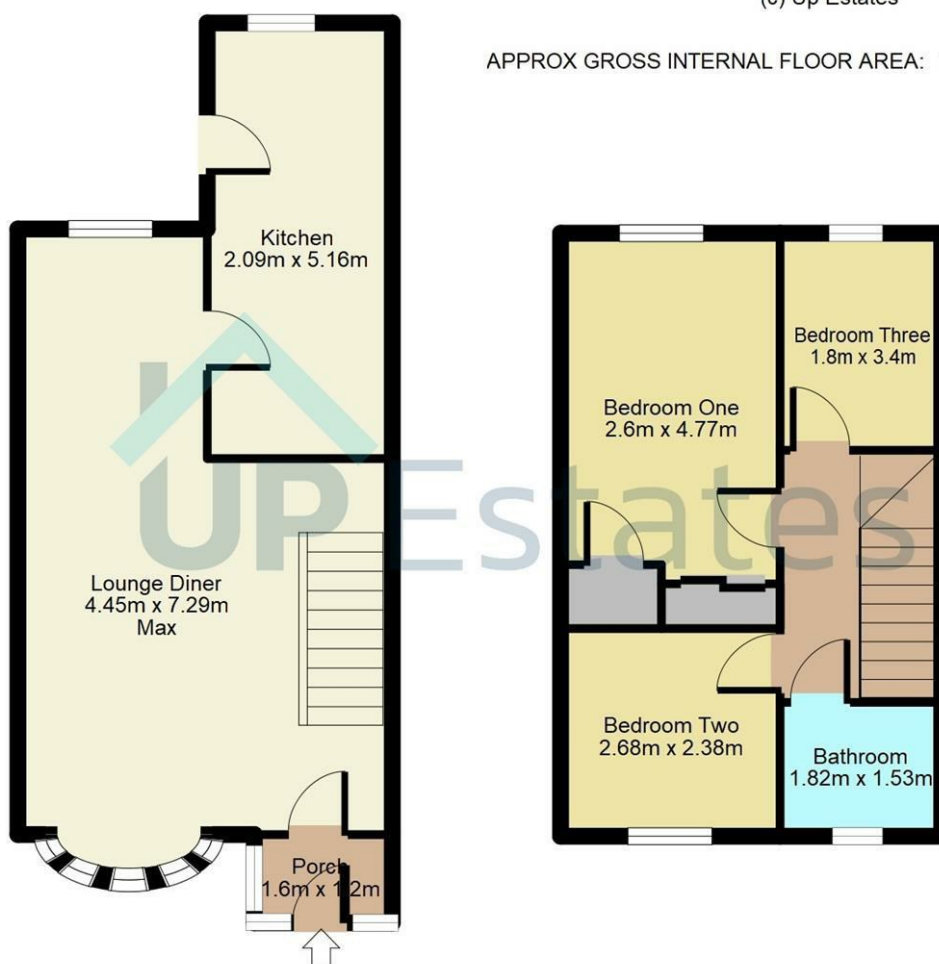
Parry Road, Coventry



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For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 72 sq. m / 779 sq. ft



## CONTACT

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