



Connells
connells.co.uk 02476 553 093
FOR SALE

Connells

Sir Henry Parkes Road
Coventry



Property Description

A three bedroom mid-terrace home situated in the popular residential area of Canley which would make an ideal purchase for first-time buyers, families, or investors, and is conveniently located close to local amenities, schools and Canley train station, (London to Birmingham).

The ground floor accommodation comprises a lounge providing a comfortable living space, fitted kitchen and a garden room with door to a w/c. To the first floor there are three bedrooms and a bathroom.

Externally, the property features a rear garden, ideal for outdoor relaxation or entertaining. There is also the advantage of rear vehicle access.

Approach

Front door.

Entrance Hall

Lounge

Double glazed window to the front elevation, feature fireplace surround and internal window to kitchen.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, pantry with shelving and door to garden room.

Garden Room

Double glazed patio doors opening onto the rear garden.

Cloakroom

Comprising toilet.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and built-in wardrobe.

Bedroom Two

Double glazed window to the rear elevation.

Bedroom Three

Double glazed window to the front elevation and built-in wardrobe with shelving.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

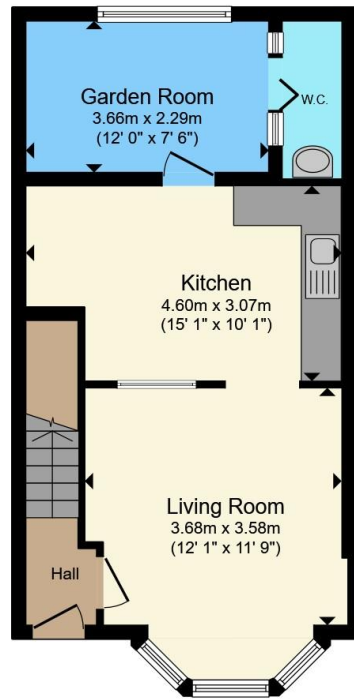
Rear Garden

Lawned and rear vehicle access, subject to clearing vegetation.

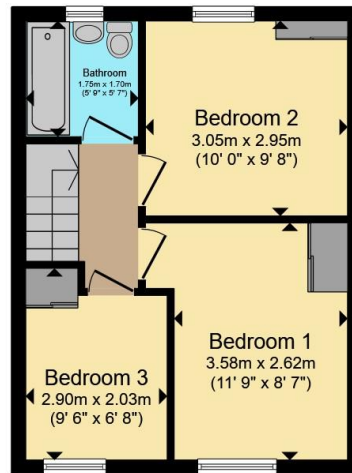
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor

Total floor area 78.0 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/COV320742

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV320742 - 0012