



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£220,000

Located in

Coventry





# Sir Henry Parkes Road

Coventry | CV5 6BJ



This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a comfortable Lounge that flows seamlessly into a spacious kitchen/diner, ideal for entertaining guests or enjoying family meals. The property also features a convenient lean-to, providing additional storage or utility space. Upstairs, you will find a well-appointed bathroom, ensuring that all your needs are met.

The house benefits from double glazing and gas central heating, providing warmth and comfort throughout the year. Outside, a single garage at the rear offers secure parking and easy access, while street parking is also available. The location is particularly advantageous, with local amenities, local train station within walking distance, bus routes, and Warwick university all within easy reach, making it a prime spot for those who value convenience.

Having been in the family for a long time, this home carries a sense of history and warmth, ready for new owners to create their own memories. Whether you are looking for a place to call home or a promising investment opportunity, this property on Sir Henry Parkes Road is not to be missed.

# Sir Henry Parkes Road

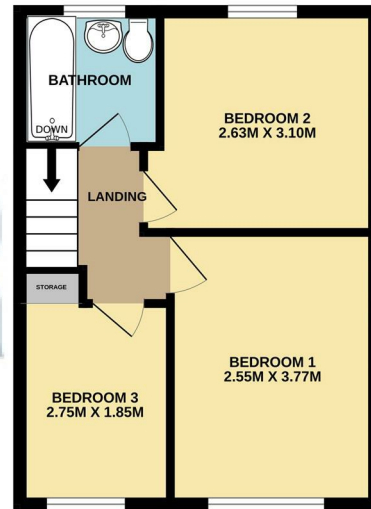
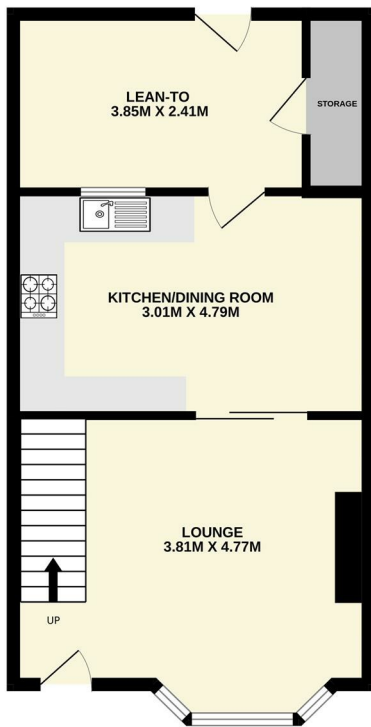
£220,000 Freehold



- Three bedrooms, Spacious lounge area
- Lean-to for extra space, Single garage with rear access
- Near university and amenities, Ideal first home or investment
- Kitchen/diner combo, Upstairs family bathroom
- Street parking available, Double glazing throughout

GROUND FLOOR

1ST FLOOR



THREE BEDROOM TERRACED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band B

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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CV3 4FJ

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