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Sir Henry Parkes Road
Canley CV4 8GG

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* DECEPTIVELY SPACIOUS 3 BEDROOM TERRACE * WALKING DISTANCE OF CANNON PARK SHOPPING CENTRE & WARWICK UNIVERSITY * LAWNED GARDENS WITH PLEASANT ASPECT TO THE REAR * NO UPWARD CHAIN

Nestled along Sir Henry Parkes Road, this deceptively spacious three bedroom terraced house presents an excellent opportunity for families and first-time buyers, as well as Buy To Let investors. With three well-proportioned bedrooms, two with built in wardrobes, this property offers ample space for comfortable living. The inviting through lounge/ dining room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

The home boasts a bathroom with shell shaped suite and shower ensuring convenience for daily routines. The property has been cherished as a family home for over 55 years, reflecting a warm and welcoming atmosphere that is sure to appeal to prospective buyers.

One of the standout features of this residence is its prime location, situated within walking distance of Cannon Park Shopping Centre and the Warwick University. Additionally, the property benefits from gas central heating, providing warmth and comfort throughout the colder months and double glazed windows.

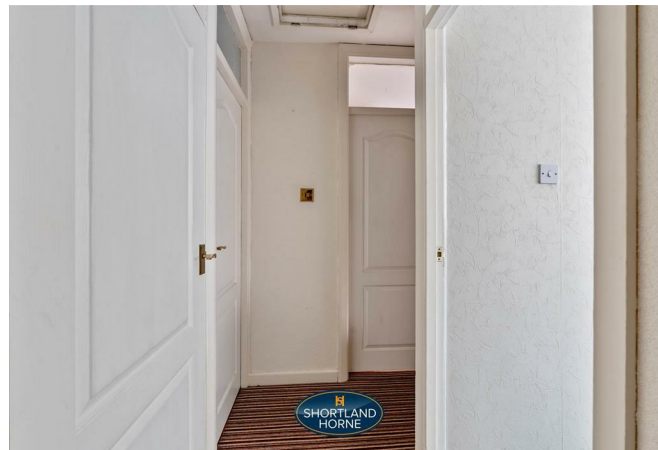
Importantly, this home is offered with no upward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment opportunity, this property is not to be missed. Come and discover the potential of this charming terrace house in Canley, Coventry.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM

7.42m x 3.76m

GOOD SIZED
KITCHEN

4.37m x 2.72m

LANDING

BEDROOM ONE

4.80m x 3.71m

BEDROOM TWO

4.67m x 3.05m

BEDROOM THREE

3.86m x 3.07m

BATHROOM WITH
SHELL SHAPED SUITE
& SHOWER

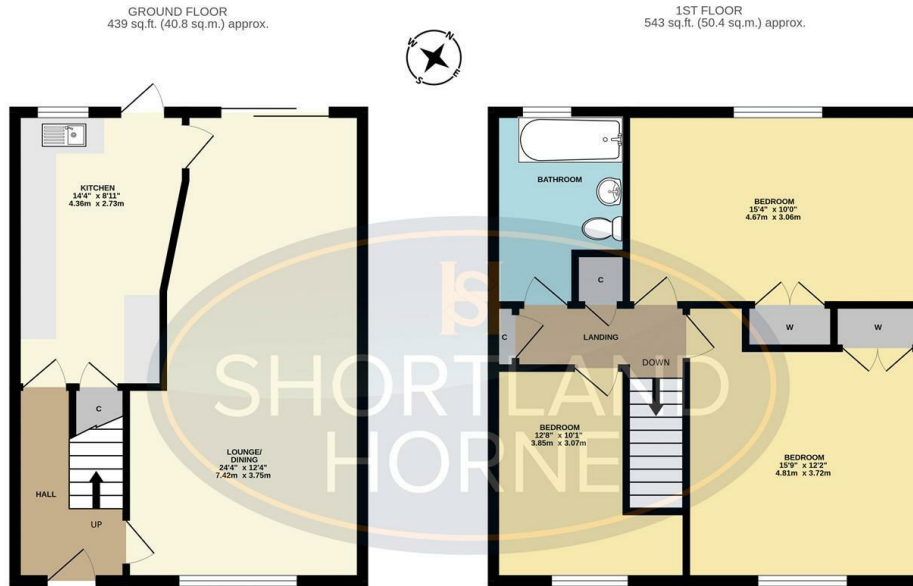
OPEN PLAN LAWNED
FOREGARDEN

PRIVATE WELL LAID
OUT REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.
 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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Total area: sq ft

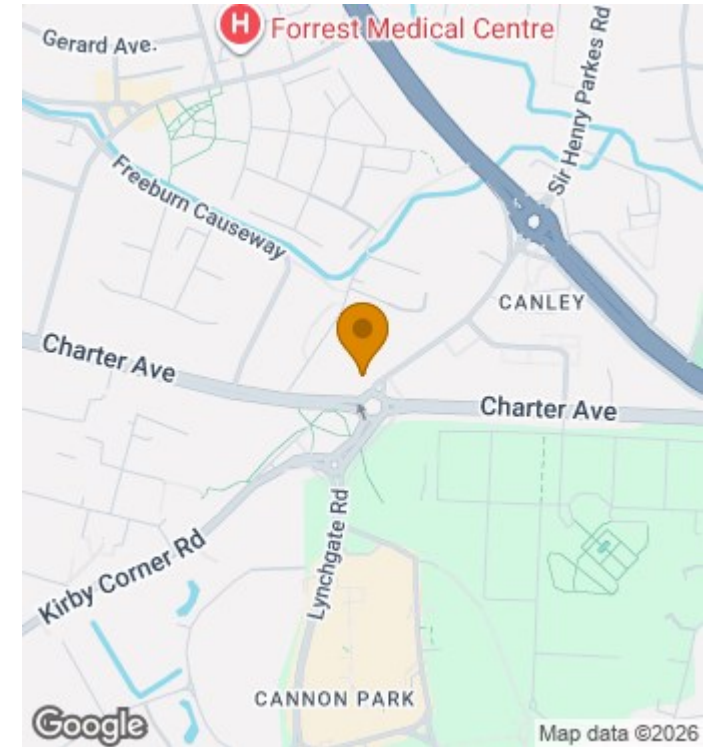
Disclaimer

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 Home.
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 Home 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

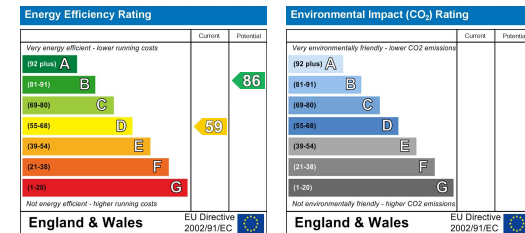
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home 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



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