



  
SHORTLAND  
HORNE

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Property Experts



Parry Road  
CV2 3LU

# Parry Road

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Nestled on Parry Road in the charming area of Wyken Green, Coventry, this well-presented semi-detached bungalow offers a delightful living experience. Spanning 626 square feet, the property features a spacious lounge that invites relaxation and comfort, making it an ideal space for both entertaining guests and enjoying quiet evenings at home.

The bungalow boasts two inviting bedrooms, one of which conveniently leads to a lovely double-glazed conservatory. This additional space is perfect for enjoying the natural light and can be used as a sunroom, study, or simply a tranquil retreat overlooking the rear garden. The well-appointed bathroom ensures that all your needs are met, providing a functional yet stylish area for daily routines.

With the added benefit of gas central heating, you can enjoy warmth and comfort throughout the seasons. The property also includes direct access to a driveway, leading to an enclosed carport, offering secure parking and additional storage options.

This semi-detached bungalow is not only a practical choice for those seeking a low-maintenance lifestyle but also a wonderful opportunity to create a home in a friendly community. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this property is sure to impress. Do not miss the chance to make this charming bungalow your own.

**selling quality**  
property since 1995









## Dimensions

### SPACIOUS LOUNGE

3.61m x 1.78m

### KITCHEN

4.34m x 1.85m

### INNER HALLWAY

1.40m x 0.84m

### BEDROOM ONE

4.62m x 2.72m

### BEDROOM TWO

3.12m x 2.79m

### SUNROOM

2.67m x 2.13m

### BATHROOM

1.85m x 1.68m

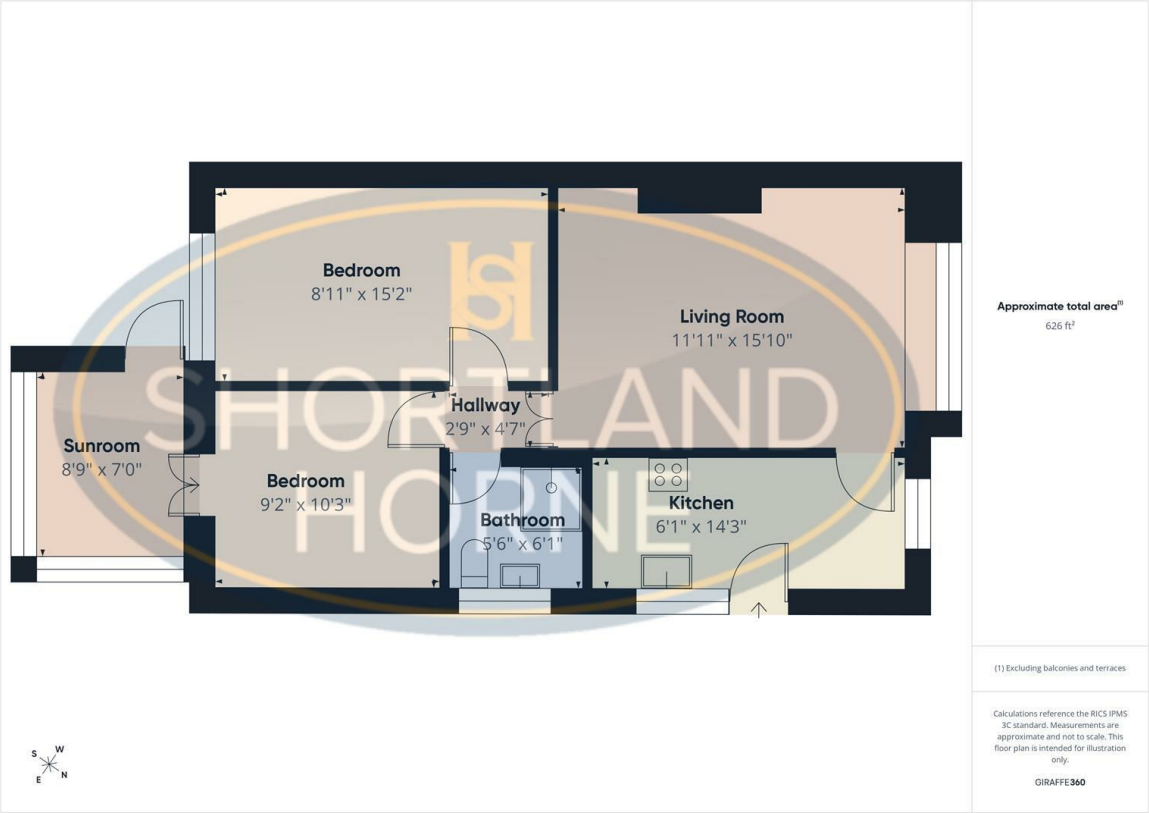
DIRECT ACCESS  
WITH PAVIOUR  
DRIVEWAY TO  
CARPORT

FRONT & WELL LAID  
OUT ENCLOSED  
REAR GARDEN

VIEWING HIGHLY  
RECOMMENDED



# Floor Plan



Total area: 626.00 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 Horne.

**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 Horne property to confirm current availability.

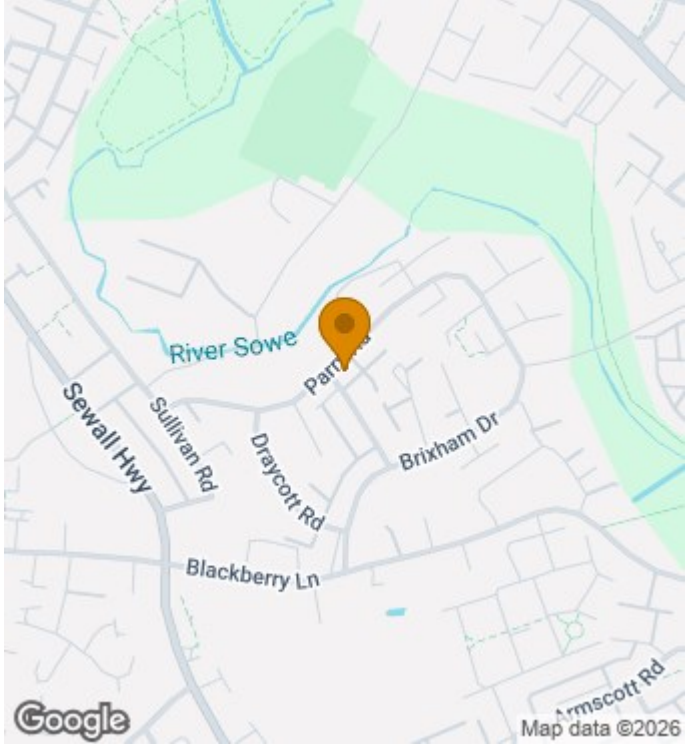
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

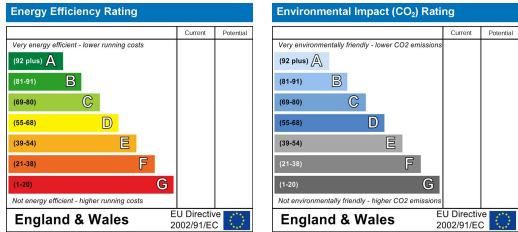
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne'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 Horne 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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