



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

Offers Over

£210,000

Located in

Coventry





Sir Henry Parkes Road

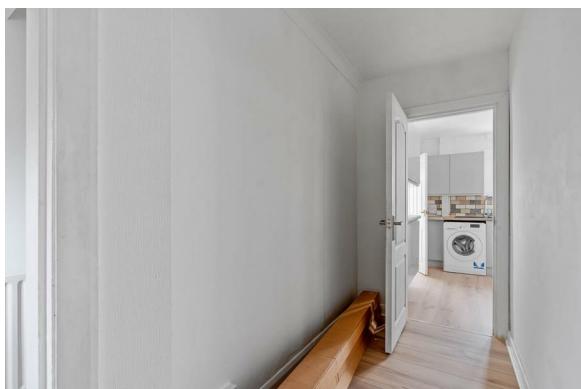
Coventry | CV5 6BX



Located in the sought-after area of Canley, this well-presented three-bedroom terraced home offers generous and flexible living space, perfect for families or investors alike. Previously operated as an HMO (licence now expired), within a 3 minute walk to Canley station the property provides an excellent opportunity for those looking to reinstate it as an investment or enjoy it as a comfortable family home. The ground floor features a welcoming entrance hallway, a modern kitchen leading to a spacious conservatory, ideal for dining or relaxing while overlooking the garden. Upstairs, each of the two double bedrooms benefits from its own private ensuite, offering privacy and convenience throughout. Externally, the home boasts off-road parking to the front and a low-maintenance rear garden, making it both practical and appealing. Situated close to Warwick University, local shops, and excellent transport links, this property is perfectly positioned for students, professionals, or families. Key Features: 3 Double Bedrooms – each with Ensuite Previous HMO Licence (now expired) Spacious Conservatory Off-Road Parking Low-Maintenance Garden Excellent Canley Location – near Warwick University Sold with No Onward Chain This versatile home offers fantastic potential as either a family residence or investment property. Early viewing is highly recommended!

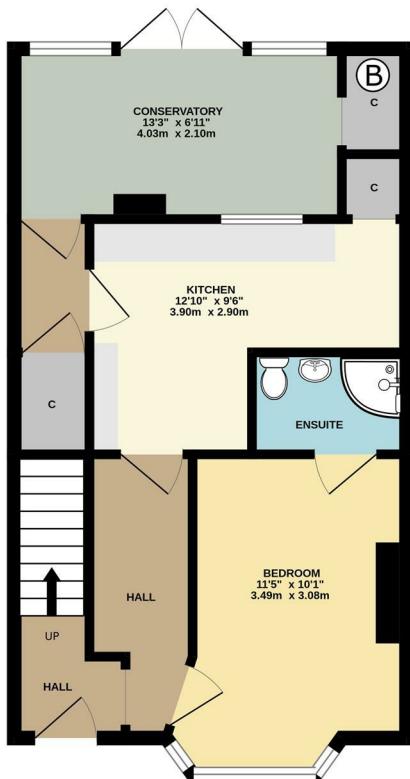
Sir Henry Parkes Road

£210,000 Freehold

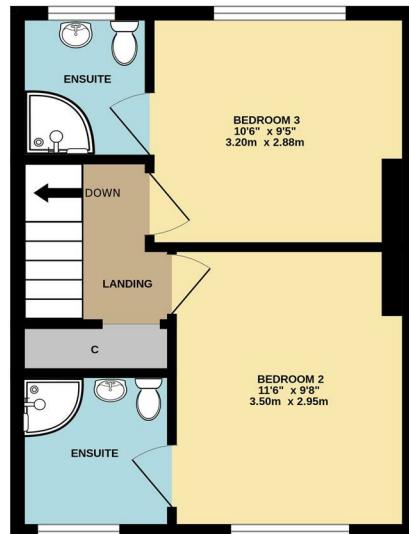


- Three Double bedrooms with ensuites.
- Close proximity to Warwick University, A45, Costco, Bus routes and 3 minutes walk to Canley station.
- Previously used as a HMO and rented for £1700pcm, license has now expired.
- Modern kitchen with appliances.
- Convenient Coventry location.
- Sold with NO CHAIN.
- Off road parking, Low maintenance rear garden, Conservatory.
- Spacious mid-terrace house.
- Bright conservatory space.
- Ideal for families or investors.

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA - 770 sq.ft. (71.8 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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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) A		90
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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