



Parry Road, Wyken, Coventry CV2 3LZ
£210,000

archerbassett
LETTINGS AND SALES

****Vacant Possession – No Upward Chain**** A three bedroom semi-detached home situated in the popular area of Wyken that would make an ideal first time purchase or investment. In brief the property comprises of a spacious through lounge/diner, fitted kitchen, a large full width sun room and a ground floor bathroom with W/C, hand wash & shower cubicle. To the first floor there are three double bedrooms with two having fitted storage/wardrobes. Further benefits include double glazing, gas central heating and gardens to both the front and rear. The garage has been converted and has full electrics and would make an ideal office/ games room.

Porch

Double glazed sliding door, door to the entrance hall.

Entrance Hall

8'9" x 5'6" (2.66m x 1.67m)

Entrance hall with access to lounge & bathroom with stairs to the first floor.

Lounge/Diner

22'3" x 10'2" (6.78m x 3.10m)

Spacious lounge/diner with patio door to the sunroom.

Kitchen

11'3" x 8'4" (3.42m x 2.54m)

Fitted kitchen with a range of wall & base units & built in oven & hob.

Sun Room

5'3" x 16'0" (1.59m x 4.88m)

Full width sun room with electrics & door out to the rear garden.

Bathroom

6'3" x 5'6" (1.91m x 1.67m)

Ground floor bathroom with W/C, hand wash & corner shower cubicle.

Bedroom 1

9'4" x 16'0" (2.85m x 4.87m)

Large double bedroom with plenty of fitted storage cupboards & dual aspect windows.

Bedroom 2

12'4" x 7'9" (3.77m x 2.36m)

Double bedroom with storage cupboard.

Bedroom 3

8'8" x 7'11" (2.65m x 2.41m)

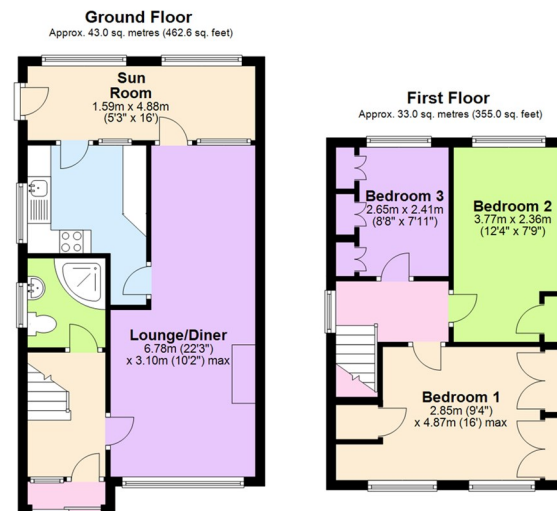
Good size twin/small double bedroom with fitted wardrobes.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

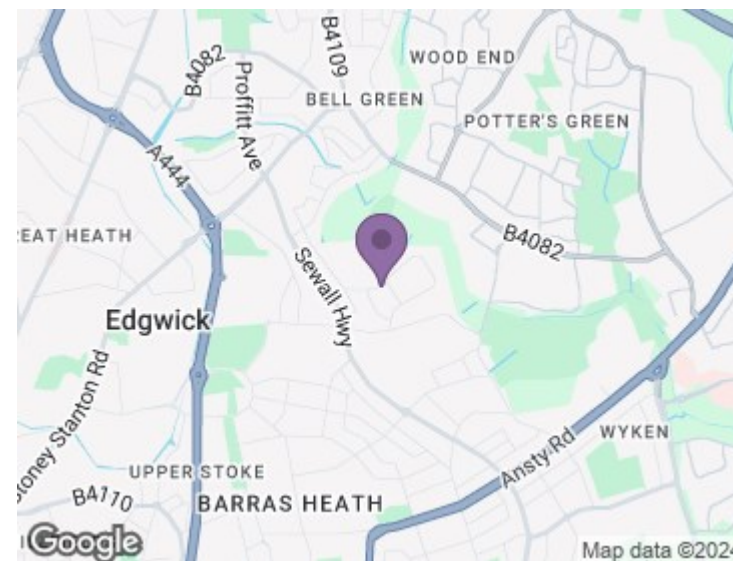
Viewings

Viewings are strictly by appointment only via Archer Bassett.



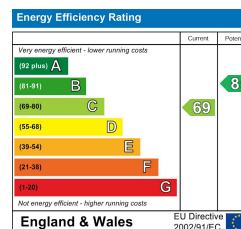
Total area: approx. 76.0 sq. metres (817.6 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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