



 **2**  
Bedrooms

 **1**  
Bathroom



**\*\*NO CHAIN\*\*SOUTH-EAST FACING REAR GARDEN\*\*GARAGE\*\***Suttons are proud to present a charming two-bedroom semi-detached bungalow located in the sought-after Wyken area of Coventry. This inviting property boasts a welcoming entrance hallway, a cozy lounge enhanced by a distinctive gas fireplace, and a well-equipped kitchen featuring an oven, gas hob, and ample space for appliances. Two spacious double bedrooms grace the interior, with the master bedroom benefiting from convenient built-in storage. The fully tiled shower room is equipped with an electric shower.

Outside, the front garden boasts a lush lawn adorned with shrubs, complemented by convenient side access. The rear of the property reveals a lovely south-east facing garden with a mainly lawned area and a paved section. A detached single garage is at hand, offering off-road parking. Additional highlights of this home include double glazing, efficient gas central heating, and the advantage of no onward chain.

Good to know:

EPC – C

Floor plan attached.

55 Sq Meters / 592 Sq foot

No onwards chain.

Water meter located in the kitchen by the sink

Gas/Electric meter in hallway by the front door by the fuse box.

Boiler – located in the loft. Fitted Oct 2012.

Loft – accessed via the hallway, with pull down ladder, part boarded and light switch.

Built and owned by one family since 1959.

Council tax band – B- £1700 pa.

Garage – no internal electrical connection.

Measurements in feet:

Hallway – 6.20 x 3.43

Lounge – 16.01 x 12.12


Kitchen – 10.83 x 6.15

**Bathroom - 6.07 x 5.30**

**Bedroom 2 - (rear) - 10.23 x 9.28**

**Bedroom 1 - (rear) - 15.13 x 9.10**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Parry Road, Wyken, Coventry, CV2 3LU

