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Watercall Avenue

Stivichall CV3 5AX

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This impressive semi-detached family home offers a superb amount of versatile living space, combining a traditional layout with a fantastic open-plan rear extension to create a property perfectly suited to modern family life. Benefitting from a driveway to the front and a lovely enclosed rear garden, the home provides an excellent balance of generous accommodation, practicality and outdoor space.

On entering the property, you are welcomed into the hallway, which provides access to a spacious separate living room positioned at the front of the house. With an attractive bay window allowing plenty of natural light into the room, this is a comfortable and inviting space that works perfectly as a more formal lounge away from the main family area.

Without doubt, one of the standout features of the home is the superb kitchen/living area positioned across the rear. Generously proportioned and designed with family living and entertaining in mind, this fantastic open-plan space provides plenty of room for cooking, dining and relaxing, with double doors opening directly onto the rear garden and creating a wonderful connection between the house and outside space. Whether entertaining friends, enjoying family meals or simply relaxing at the

Another excellent feature of the first floor is the presence of two separate bathroom facilities, adding considerable convenience to a busy family household and complementing the generous bedroom accommodation.

Externally, the property benefits from a driveway providing off-road parking, while to the rear is a lovely enclosed garden offering a private and secure outdoor environment. With direct access from the open-plan kitchen/living area, the garden is perfectly positioned for summer entertaining, outdoor dining and for families with children or pets.

Overall, this is a substantial and highly versatile semi-detached home offering approximately 1,309 sq ft of accommodation, with its superb open-plan kitchen/living space, separate lounge, utility room, home office, three bedrooms, two bathrooms, driveway and attractive enclosed rear garden combining to create an excellent family property. Viewing is highly recommended to fully appreciate the space and accommodation on offer.

Watercall Avenue is situated in a popular and well-established residential area to the south of Coventry, offering an excellent balance of everyday convenience, transport connections and access to local amenities. The location is particularly well suited to families, professionals and commuters, with a good selection of shops, services and schooling available within the surrounding area.

The property is conveniently positioned for access to Coventry city centre, where a

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Dimensions

GROUND FLOOR 1.45m x 3.18m

Entrance Hallway
4.62m x 1.78m

Living Room
4.19m x 3.66m

Kitchen/Living Room
6.68m x 5.31m

Utility Room
4.67m x 1.70m

W/C
0.84m x 1.52m

FIRST FLOOR

Bedroom One
4.45m x 3.40m

En-Suite
0.91m x 3.20m

Bedroom Two
3.71m x 3.33m

Bedroom Three
2.64m x 4.06m

Bedroom Four/Office
2.39m x 2.13m

Bathroom

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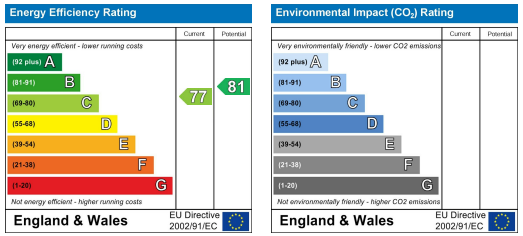
Floor Plan



Location Map



EPC



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 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 ccordance 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.

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