



 **3**  
Bedrooms

 **2**  
Bathrooms



**\*\*Open house Friday 2nd & Saturday 3rd August – Call to book an appointment\*\*Recently refurbished\*\***

Suttons Estate Agents are delighted to present this beautifully refurbished and extended three-bedroom semi-detached home, located in the highly sought-after area of Styvechale. This stunning property offers a perfect blend of traditional charm and contemporary features, making it an ideal family home. Positioned within walking distance to essential amenities and key locations, it ensures convenience and a lifestyle of ease for its residents.

### **Prime Location**

The property is ideally situated within walking distance to a range of essential amenities including local schools, a pharmacy, post office, and the bustling Cheylesmore High Street. For your grocery needs, Asda is just a short stroll away. The location is further enhanced by its proximity to the War Memorial Park, providing a perfect spot for family outings and leisurely walks. Coventry city centre, the university, and the train station are all easily accessible, making this home perfect for those who commute or enjoy the vibrant city life.

### **Welcoming Entrance**

Upon entering, you are greeted by a spacious and inviting entrance hallway. The hallway features an understairs storage cupboard housing the consumer unit and meters, offering practical storage solutions right at the entrance.

### **Ground Floor Amenities**

The ground floor boasts a part W/C with a shower, ensuring convenience for guests and family alike. The through lounge/diner, featuring a bay window and log burner fireplace, the property is extended to the rear and side, creating a large, open plan living space. This area is perfect for family gatherings and entertaining guests.

### **Stunning Kitchen and Family Space**

One of the standout features of this home is the extended kitchen and seating area. The kitchen is a chef's dream, equipped with two ovens, an induction hob, integrated fridge and freezer, a boiling water tap, and a wine fridge. The exposed beam and vaulted ceiling flood the rear of the property with natural light, creating a warm and welcoming family space. The kitchen seamlessly flows into the seating area, making it an ideal spot for family meals and socializing.

### **Utility Room**

Adjacent to the kitchen is a utility room that provides additional space for appliances, helping to keep the kitchen area uncluttered and efficient.

### **First Floor Accommodation**

Rising to the first floor, you will find a part tiled family bathroom with underfloor heating and with a shower over the bath, catering to the needs of a busy family. The first floor also houses two double bedrooms, with the rear bedroom benefiting from built-in storage. A third bedroom, suitable for a single bed, dressing room, or office, offers versatility to suit your needs.

## **Outdoor Spaces**

Outside, the property features a paved driveway to the front, providing off road parking for three cars. The rear garden is a true oasis, well-maintained with a decked patio area, perfect for outdoor dining and relaxation. The garden is mainly laid to lawn and includes two storage sheds for your gardening tools and equipment.

## **Garden Room**

A standout feature of the outdoor space is the garden room. Equipped with electricity, this versatile space can be used as an office, games room, gym, or hobbies/crafts room, offering endless possibilities to suit your lifestyle.

## **Modern Conveniences**

The home is equipped with a water underfloor heating system on the ground floor (lounge, dining, kitchen and utility room), ensuring comfort during the colder months. The modern boiler, installed in 2022, and a consumer unit dated 2021, add to the efficiency and reliability of the home's heating system. Additionally, the loft is boarded and comes with a pull-down ladder, providing extra storage space.

## **Open House Event**

To fully appreciate the charm and features of this property, Suttons Estate Agents invites you to an open house event on Friday, 2nd August, and Saturday, 3rd August. This is a unique opportunity to explore the property in detail and envision yourself living in this beautiful home. Call now to book your appointment and secure your place at this exclusive event.

## **Conclusion**

This recently refurbished three-bedroom semi-detached home in Styvechale is a perfect blend of comfort, convenience, and modern living. Its prime location, extensive features, and beautifully maintained spaces make it an ideal choice for families looking to settle in a vibrant community. Don't miss the chance to make this your dream home. Contact Suttons Estate Agents today to arrange a viewing and experience all that this exceptional property has to offer.

Good to know:

Vendors position: currently in search of a property.

Council Tax Band – D - £2,296

EPC Rating – C

Internal floor area – 121 Square meters / 1302 Square foot

Measurements in foot:

Ground floor shower room - 3.83 x 7.04

Lounge - 13.66 x 12.44

Dining area - 11.35 x 12.03

Extended Kitchen - 27.70 x 13.30

Utility room - 10.18 x 7.82

Garden - Office/games room/gym - 21.46 x 13.89

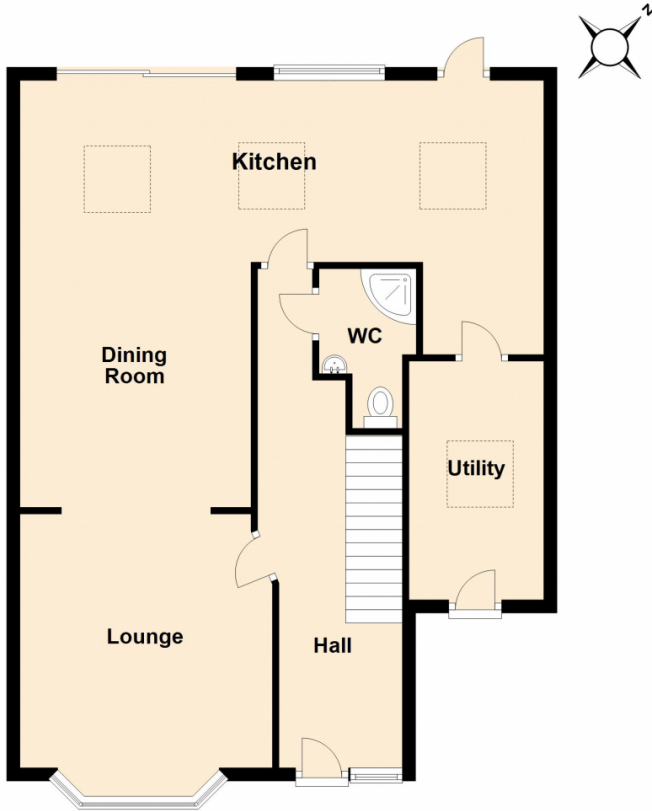
Bathroom - 7.65 x 6.83

Bed 2 rear - 12.18 x 11.67

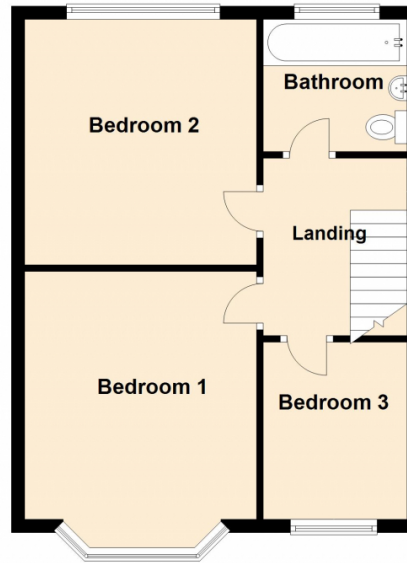
Bed 3 box - 7.82 x 6.98

Bed 1 front - 11.70 x 14.50

Ground Floor




First Floor



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(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: 81 Watercall Avenue, CV3

