


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

WATERCALL AVENUE,
STYVECHALE, COVENTRY, CV3 5AX

GUIDE PRICE
£550,000

WATERCALL AVENUE



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Situated in the highly desirable area of Styvechale, this beautifully presented four bedroom semi-detached home offers spacious and versatile living accommodation finished to an exceptional standard. The property features an impressive extended kitchen diner with bi-folding doors that open out to a stunning landscaped garden, creating a seamless blend of indoor and outdoor living. Further highlights include a ground floor WC, a loft conversion with an en-suite shower room, and a detached annex with its own en-suite, ideal for use as a guest suite, home office or studio. A car port to the side adds convenient covered parking, making this a truly special family home in one of Coventry's most sought-after locations.

Styvechale is a well-established residential area popular with families due to its excellent range of amenities and strong local community. The property is within close proximity to a selection of independent shops, cafés, supermarkets and green spaces, including the beautiful War Memorial Park which is just a short walk away.

The area benefits from superb transport links. The A45 and A46 provide direct routes to Birmingham, Warwick and the surrounding towns, while Coventry Railway Station is just a few minutes' drive away, offering regular services to London and other major destinations. Local bus routes serve the area well,

making travel around the city both easy and reliable.

Families will appreciate the excellent schools nearby, including Stivichall Primary School, Grange Farm Primary School and the highly regarded Finham Park School, all of which are within easy reach and have strong reputations for academic performance.

This outstanding family home in Styvechale combines elegant design, high-quality finishes and excellent local amenities, making it a rare opportunity in a prime Coventry location.

[Living Room](#)

[Kitchen/Diner](#)

[W/C](#)

[Master Bedroom](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

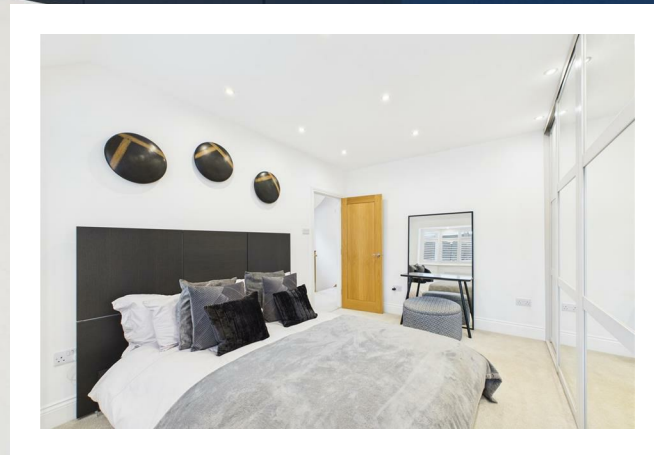
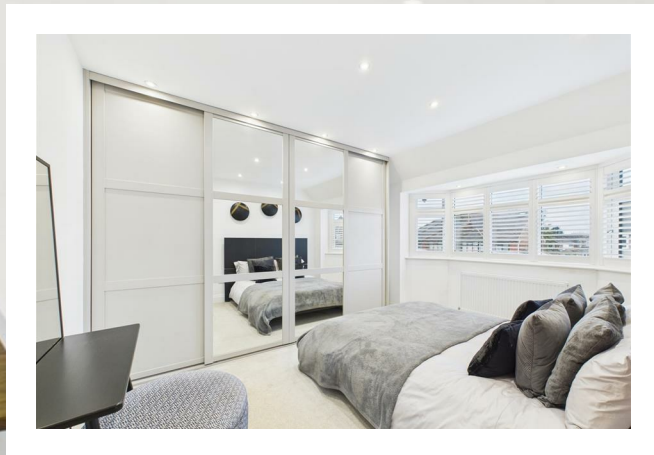
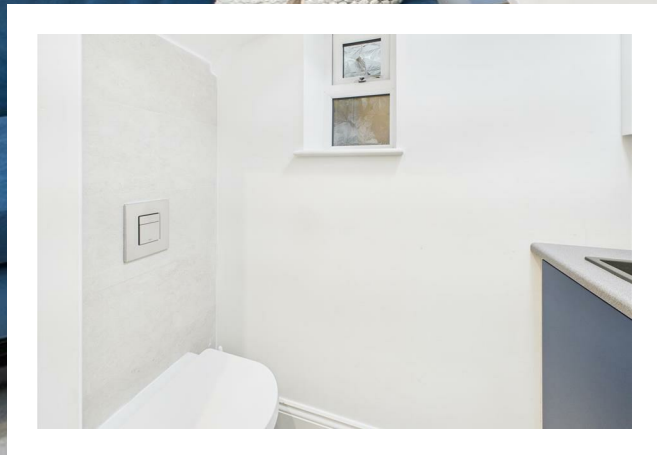
[Bedroom Four](#)

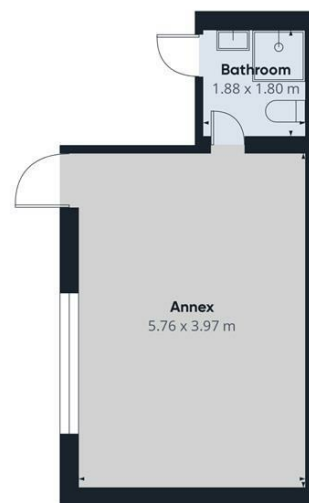
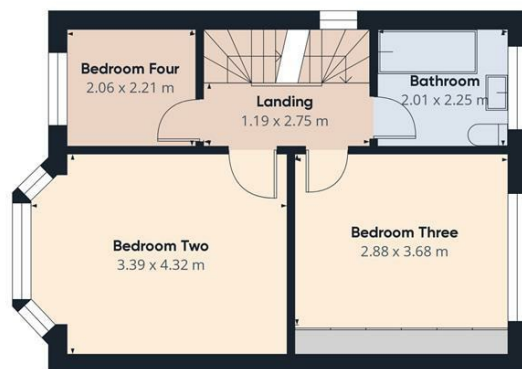
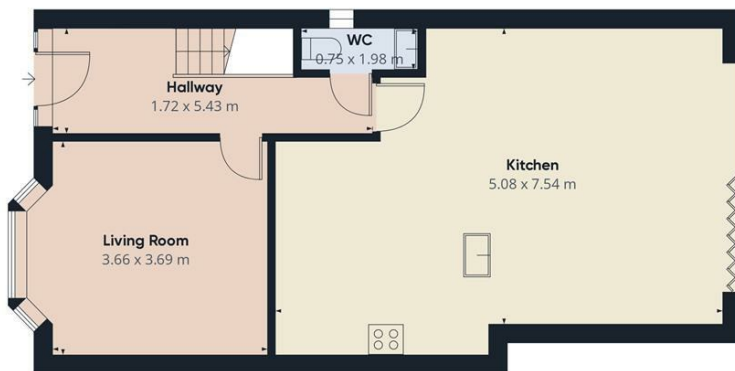
[Bathroom](#)

[Annex](#)

[Shower Room For Annex](#)







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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