



**Connells**

Watercall Avenue  
Styvechale Coventry



## Property Description

This semi-detached property is situated in the heart of Styvechale and offers spacious well maintained accommodation, which consists of a ground floor shower room, lounge, study, snug, fitted kitchen/diner, four bedrooms, bedroom one with en-suite, shower room and a family bathroom. Externally there is a rear garden and off road parking for approximately three vehicles.

### Approach

Double glazed front door.

### Entrance Hall

Stairs rising to first floor, laminate flooring.

### Lounge

13' 10" into bay x 12' 1" (4.22m into bay x 3.68m)

Double glazed bay window to the front elevation, laminate flooring and radiator.

### Study

12' 9" x 6' 4" (3.89m x 1.93m)

Double glazed window to the front elevation, laminate flooring and radiator.

### Fitted Kitchen/Diner

25' 6" x 18' 5" (7.77m x 5.61m)

Range of wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric double oven and gas hob with cookerhood over, integral dishwasher, double glazed window to the rear elevation and door leading to the rear garden.

### Inner Hall

Cupboard housing washing machine and combination boiler.

### Snug

17' 2" max x 6' 11" (5.23m max x 2.11m)

Double glazed window to the rear elevation, laminate flooring and radiator.

### Ground Floor Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, laminate flooring and extractor fan.

### First Floor Landing

Double glazed window to the side elevation and doors to:

### Bedroom One

14' 11" into bay x 11' 4" max (4.55m into bay x 3.45m max)

Double glazed bay window to the rear elevation and radiator.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet and extractor fan.

Patio area beyond being laid to lawn with borders.

### **Bedroom Two**

14' 8" into bay x 11' 3" (4.47m into bay x 3.43m)

Double glazed bay window to the front elevation and radiator.

### **Bedroom Three**

7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window to the front elevation, radiator and laminate flooring.

## **Second Floor**

### **Family Bathroom**

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

### **Bedroom Four**

13' 5" x 15' 4" max (4.09m x 4.67m max)

Double glazed window to the rear elevation, radiator, laminate flooring and storage to eaves.

### **Shower Room**

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

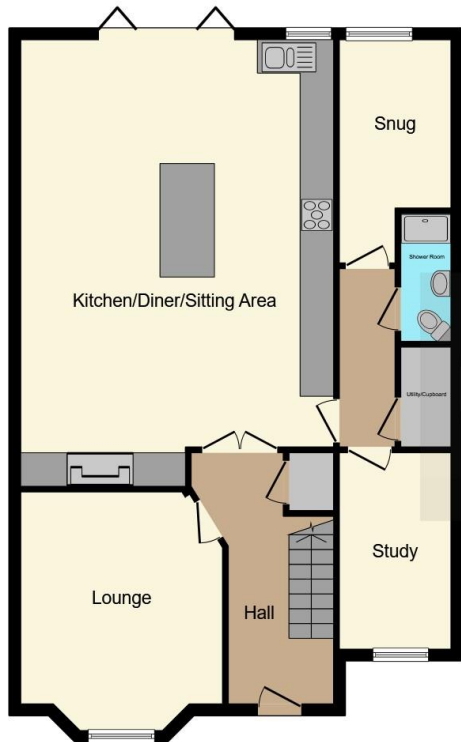
## **Outside**

### **Front Of Property**

Block paved forecourt with access to front door.

### **Rear Garden**

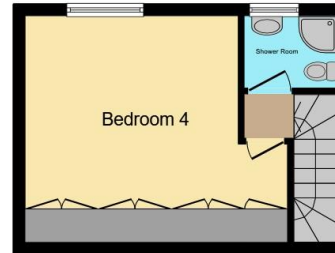




**Ground Floor**



**First Floor**



**Second Floor**



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To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV319826](http://connells.co.uk/Property/COV319826)**

Tenure: Freehold



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