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Watercall Avenue  
Styvechale CV3 5AY

# Watercall Avenue

## CV3 5AY

A MAGNIFICENT SUPERIOR 1920SQFT HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME WITH TWO ANNEXE BEDROOMS SET OVER THREE FLOORS POSITIONED ON A GENEROUS PLOT.

Situated in one of Coventry's prime locations of Watercall Avenue, Styvechale this truly is a unique opportunity to purchase an attractive 1950's six bedroom property which is ideally situated within walking distance of The Memorial Park and one mile to the City Centre and Coventry train station and close to good local schools. This home must be viewed to appreciate the size of the plot and what it has to offer.

Briefly the downstairs accommodation comprises of an entrance hallway with doors leading through to a lounge with a bay window to the front elevation, a beautiful 26ft open plan kitchen diner with a feature island, Bi-fold doors opening out to the garden, an integrated oven, five ring gas hob, dishwasher and space for an American fridge/freezer. Running off the kitchen you will be greeted by two annexe bedrooms, a utility and a shower room.

Upstairs on the first floor there are three well appointed bedrooms with one of bedrooms featuring en-suite facilities. There is also a fitted family bathroom.

On the second floor you will be greeted by a further double bedroom with an en-suite and a full row of storage in to the eaves.

Outside the rear garden is a lovely size, fully enclosed and mainly laid to lawn. To the front there is a block paved driveway providing parking for three cars side by side.

This property is also fully equipped with gas central heating and double glazed windows.

Shortland Horne strongly suggest booking an early appointment as this is a very highly desirable location.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hallway

Living Room

4.24m x 3.68m

Kitchen/Diner

8.08m x 5.59m

Utility

Bedroom Five

4.11m x 2.16m

Bathroom

Bedroom Six

3.86m x 2.16m

### FIRST FLOOR

Bedroom Two

4.09m x 2.64m

En-Suite

Bedroom Three

3.78m x 2.01m

Bedroom Four

2.01m x 2.72m

Bathroom

2.31m x 1.57m

### SECOND FLOOR

Bedroom One

5.36m x 4.75m

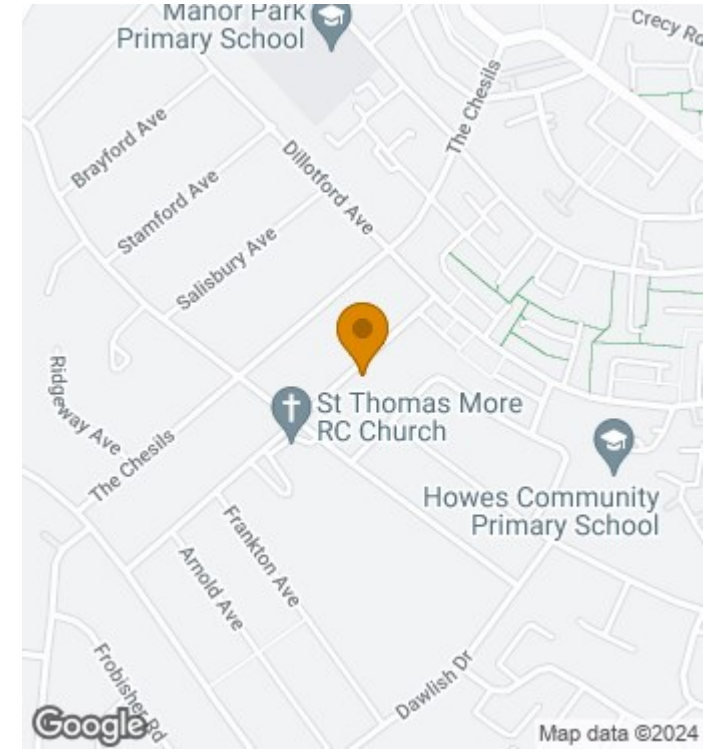
En-Suite

### OUTSIDE

# Floor Plan



# Location Map



## Total area: 1920.40 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 Home.

**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 Home 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

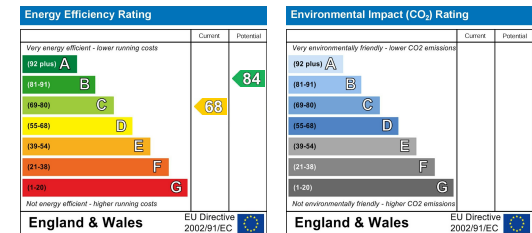
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

## EPC



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