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Watercall Avenue
Styvechale CV3 5AW

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* DOUBLE CIRCULAR BAYED SEMI WITH FULL WIDTH REAR EXTENSION * WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS & WAR MEMORIAL PARK * FRONT & EXTENDED REAR RECEPTION ROOM * 3 WELL PROPORTIONED BEDROOMS * CLOAKROOM/ SHOWER ROOM & FAMILY BATHROOM * DIRECT ACCESS ATTACHED GARAGE * NO UPWARD CHAIN

Welcome to Watercall Avenue in the charming area of Styvechale, Coventry, to the south of the city! This delightful property is a spacious and extended house which boasts a double circular bayed semi design enjoying 3 well proportioned bedrooms one having been extended!

This property is to be sold with no upward chain having gas central heating and majority double glazed.

As you step into the property, you'll be greeted by a front bayed windowed dining room and a spacious extended rear lounge opening out to the rear garden. The extended kitchen provides ample space for all your culinary adventure with a 5 ring slot in gas cooker and American style fridge/ freezer and utility room for domestic appliances.

The property is a perfect spot for family gatherings and entertaining guests with a double glazed conservatory overlooking the established family garden with summerhouse at the bottom of the garden with raised decked terrace looking down to an ornamental pond with fish!!

The three well-proportioned bedrooms offer comfortable living spaces, with one of them having been extended to provide even more room for relaxation or creativity as a home office, or vibrant play area for the little ones.

Located in a sought-after area, this property comes with the added benefit of no upward chain, making the buying process smoother and more straightforward. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful neighbourhood.

Contact us today to arrange a viewing and discover the endless possibilities that this extended 3-bedroom semi-detached house on Watercall Avenue has to offer.








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SCHOOL — KEEP CLEAR —



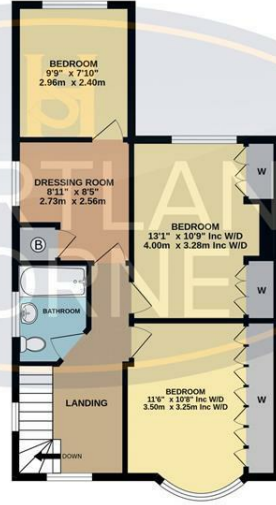
Dimensions

- STORM PORCH
- ENTRANCE HALL
- CLOAKS / SHOWER ROOM
- BAY WINDOWED DINING ROOM
- EXTENDED LOUNGE
- EXTENDED FITTED KITCHEN
- UTILITY ROOM
- BRICK BUILT DOUBLE GLAZED CONSERVATORY
- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE INCORPORATING HOME OFFICE/ DRESSING
- FULLY TILED BATHROOM WITH JACUZZI BATH & SHOWER
- DIRECT ACCESS ATTACHED GARAGE / WORKSHOP
- FRONT & GOOD SIZED ESTABLISHED REAR GARDEN
- NO UPWARD CHAIN

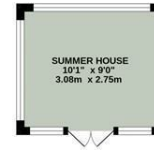
GROUND FLOOR
992 sq ft. (92.1 sq m.) approx.



1ST FLOOR
597 sq ft. (55.7 sq m.) approx.



SUMMER HOUSE
91 sq ft. (8.4 sq m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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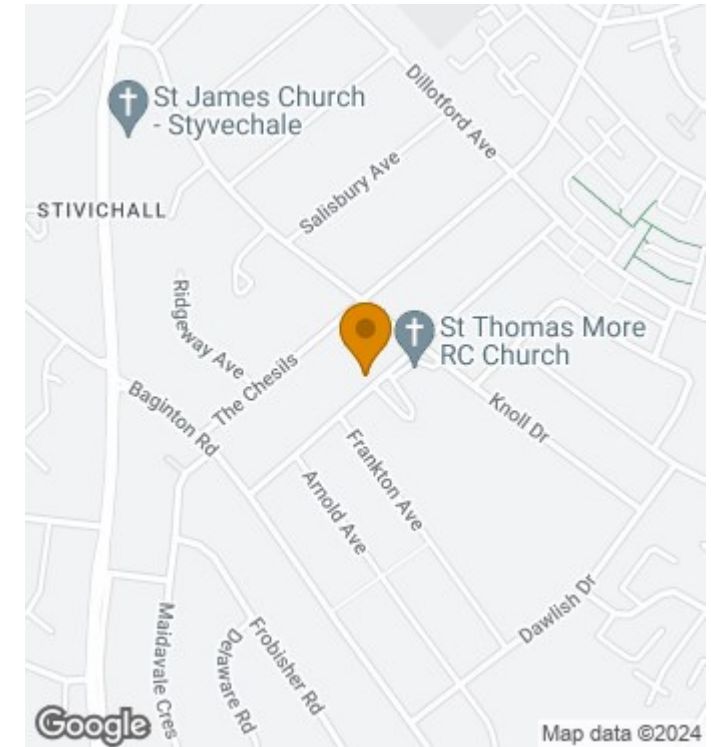
Disclaimer

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

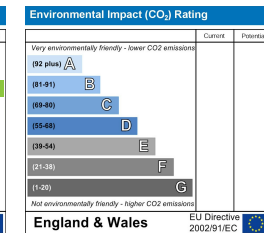
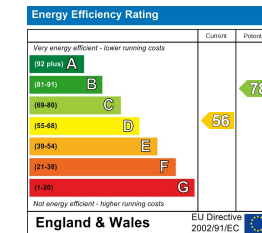
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



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