



  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

Watercall Avenue  
CV3 5AY



# Watercall Avenue

## CV3 5AY

A MAGNIFICENT SUPERIOR 1493SQFT HEAVILY EXTENDED SEMI-DETACHED HOME WITH LOTS AND LOTS OF SPACE TO LIVE A COMFORTABLE FAMILY LIFE!!

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 26ft lounge with a bay window to the front elevation, a beautiful 24ft open plan kitchen diner with an integrated oven, five ring gas hob, dishwasher and space for a fridge/freezer. Running off the kitchen is a downstairs bathroom and running off the hallway is a Office/Play room.

On the first floor you will find a luxury family bathroom and five bedrooms, four in which are double bedrooms and other is a single bedroom.

*Custom text box*



selling quality  
property since 1995





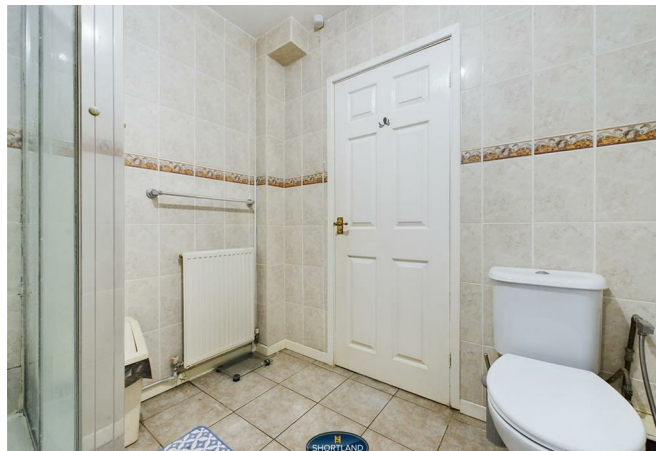
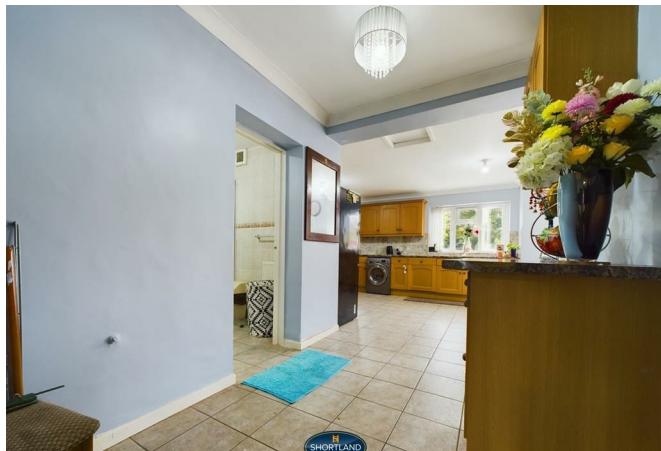




*Custom text box*







## Dimensions

**GROUND FLOOR** 2.34m x 2.13m

**Entrance Hallway**  
4.09m x 1.80m

**Living Room**  
7.98m x 3.38m

**Office**  
5.00m x 2.13m

**Bathroom**  
2.13m x 2.06m

**Kitchen**  
3.12m x 7.57m

## FIRST FLOOR

**Bedroom**  
4.45m x 3.40m

**Bedroom**  
3.66m x 3.35m

**Bedroom**  
2.41m x 2.08m

**Bedroom**  
3.23m x 2.11m

**Bedroom**  
2.29m x 2.06m

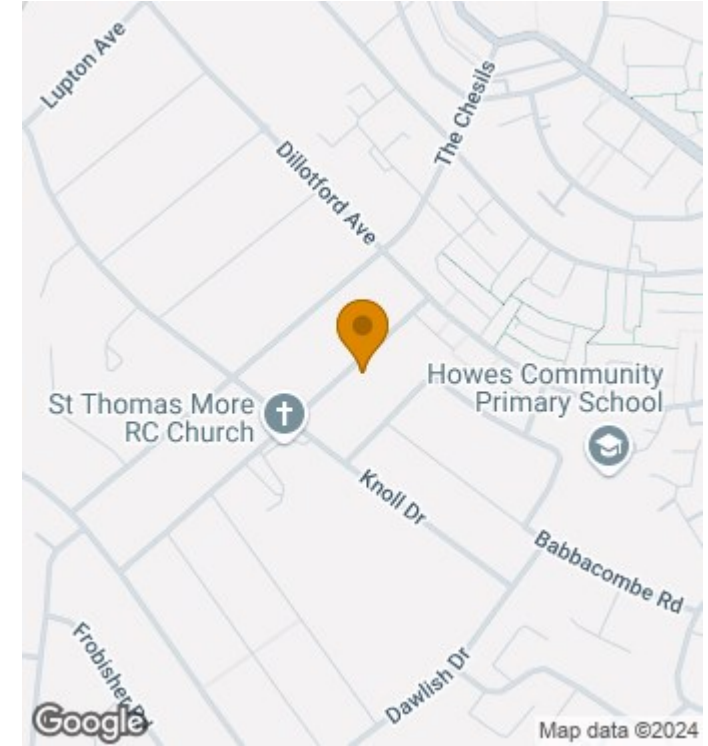
**Bathroom**

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



# Location Map



Total area: 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 Horne.

**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 Horne 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

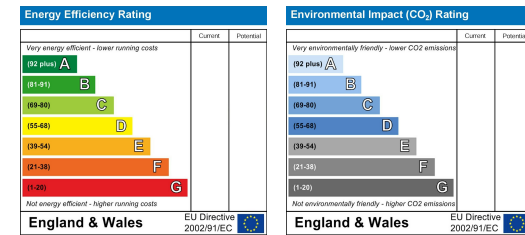
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne