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VIRTUAL VIEWING



Watercall Avenue.
Styvechale CV3 5AX

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A SUPERIOR 2300SQFT HEAVILY EXTENDED SEMI-DETACHED FAMILY HOME SET OVER THREE FLOORS WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN

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

Briefly the downstairs accommodation comprises of an entrance porch, a hallway with doors leading through to the lounge with a bay window to the front elevation and a gas fireplace, an 18ft family room with an open plan style dining room with doors overlooking the garden. The kitchen has views over the garden and is fitted with eye level base units and appliances. The downstairs accommodation also benefits from having a integral garage and a W/C .

Upstairs on the first floor there are four well appointed bedrooms, with all of the bedrooms having built in wardrobes and the master bedroom featuring en-suite facilities. There is also a family bathroom. On the second floor you will be greeted by a further double bedroom with an en-suite, a storage room and further storage in to the eaves.

Outside the rear garden is a lovely size, fully enclosed and mainly laid to lawn with mature shrubs and trees, and a paved patio area . To the front there is a block paved driveway providing parking for three cars side by side with access to the garage. 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 Porch

Hallway

Living Room

3.71m x 3.76m

Lounge

3.73m x 5.66m

Dining Room

2.72m x 3.30m

Kitchen

4.78m x 5.00m

W/C

Integral Garage

7.87m x 2.62m

FIRST FLOOR

Master Bedroom

4.04m x 3.48m

En-Suite

2.29m x 2.11m

Bedroom Two

3.71m x 3.45m

Bedroom Three

3.58m x 2.62m

Bedroom Four

3.02m x 2.62m

Family Bathroom

2.16m x 2.11m

SECOND FLOOR

Bedroom Five

4.09m x 3.53m

En-Suite

Storage Room

4.09m x 3.86m

Eaves Storage

Floor Plan



Total area: approx. 222.3 sq. metres (2393.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 2393.30 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

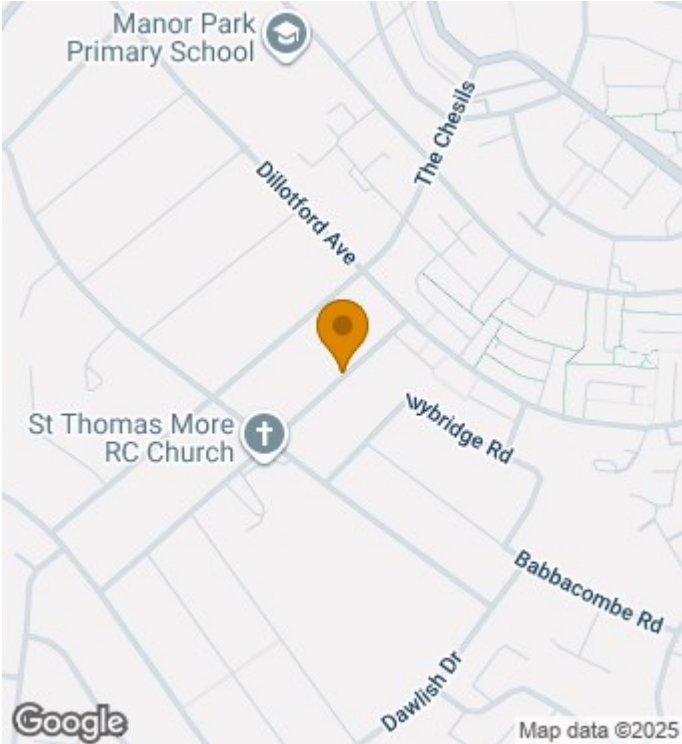
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

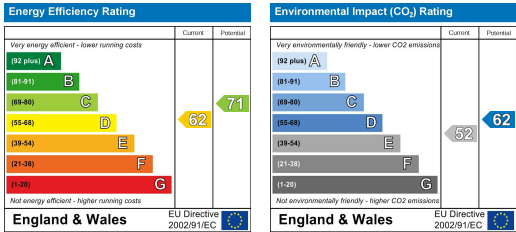
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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