



Pointons

**Watercall Avenue, Coventry
CV3 5AX
Open To Offers £495,000**

Situated on Watercall Avenue, Coventry, this impressive and extended family home offers approximately 1,583 sq ft of well-designed living accommodation, finished to a high standard throughout and ideal for modern family living.

The ground floor is particularly spacious and versatile. To the front, there is a welcoming entrance hallway and a cosy living room with a feature log burner. To the rear, the property opens into a large open-plan kitchen, dining, and family area, flooded with natural light and full-width glazing overlooking the garden. The contemporary kitchen is fitted with a wide range of units, integrated appliances, and a central island, making it a true focal point of the home and perfect for entertaining.

Additional ground-floor benefits include a utility area and downstairs WC.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious master bedroom with en-suite, along with modern bathroom facilities finished in a contemporary style. The layout provides excellent flexibility for families, home working, or guest accommodation.

Externally, the home features a generous rear garden with patio seating areas and lawn, ideal for outdoor dining and family use. To the front, there is off-road parking.

Located in a popular residential area, Watercall Avenue offers convenient access to local schools, shops, parks, and transport links, making this an excellent long-term family home.

This is a substantial and thoughtfully extended property that must be viewed to be fully appreciated.



Entrance Hall

16'1" x 2'11" (4.89m x 0.88m)

Enter via porch into main door to property, window to side, stairs to first floor, understairs storage door to:

Family Room

14'11" x 12'6" (4.55m x 3.82m)

Bay window and radiator to front, fireplace with log burner and flu, three wall lights

Lounge/Kitchen/Diner

22'6" x 19'4" (6.85m x 5.89m)

Fitted with matching base and eyelevel units with workspace over, 1 1/2 bowl composite sink with drainer and mixer tap, integrated eye-level double electric oven, integrated gas hob with extractor fan above, space for fridge and freezer, space and plumbing for dishwasher, fitted kitchen island with base over storage and electricity, fireplace loge store, radiator to side, patio doors to garden, two skylight, spotlights throughout, door to:

Utility

16'5" x 6'2" (5.01m x 1.87m)

Fitted with matching base and eyelevel units with workspace over, 1 bowl composite sink with drainer and mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, door to garden.

WC

3'9" x 6'2" (1.14m x 1.87m)

Two piece suite: W/C and pedestal and wash basin, extractor fan, window to front, towel heater to side.

Master Bedroom

9'5" x 14'5" (2.87m x 4.39m)

Window and radiator to rear, door to:

En-suite

3'8" x 10'10" (1.12m x 3.31m)

Three piece suite: Fully tiled shower cubical with folding glass door, vanity hand wash basin with drawer storage, close coupled w/c, window to side, radiator to front.

Bedroom 2

17'0" x 11'1" (5.18m x 3.38m)

Bay window and radiator to front.

Bedroom 3

12'2" x 11'1" (3.70m x 3.38m)

Window and radiator to rear.

Bedroom 4

7'1" x 7'11" (2.15m x 2.42m)

Window and radiator to front.

Bathroom

6'9" x 10'10" (2.06m x 3.31m)

Three piece suite: Close couples W/C, Vanity hand wash basin with storage drawers, deep panelled bath with fully tiled shower surround and glass screen, window to front, radiator to rear.

External
Good to know

Tenure: Freehold,

Age: 1940s

Garden: Northeast facing

Total SqFt: 1582.60

Fully renovated in 2021

Loft: Insulated

Energy efficiency rating: tbc

Council tax band: D

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com



PROTECTED