

**4 Bedroom House - Semi-Detached**  
**located on Watercall Avenue,**  
**Coventry**  
**£475,000**

**UP Estates**



**\*\*NO CHAIN - EXTENDED FOUR BEDROOM FAMILY HOME - ENSUITE, WALK IN WARDROBE, WC & BATHROOM - SOUGHT AFTER STYVECHALE LOCATION - SIZABLE PRIVATE GARDEN\*\*** This is a fantastic opportunity to purchase a beautifully presented four bedroom semi-detached family home in a highly sought after location just off of the Baginton Road, a stones' throw from St Thomas More Primary School & within walking distance to the War Memorial Park, with NO FORWARD CHAIN! The property itself briefly comprises; driveway, entrance hall, dining room, family living room, kitchen breakfast room, WC, carport and spacious garden to the ground floor. On the first floor are three bedrooms and the family bathroom with stairs ascending to the second floor boasting a further bedroom, walk in wardrobe & ensuite.

#### **FRONT ASPECT**

An attractive, traditional double bay fronted semi-detached family residence with driveway leading to carport and front door.

#### **ENTRANCE HALL**

A welcoming entrance hall with stairs ascending to the first floor, central heated radiator and doors leading to accommodation.

#### **DINING ROOM**

10'11" x 15'5"

A lovely dining room with double glazed bay window and central heated radiator.

#### **FAMILY LIVING ROOM**

10'11" x 17'8"

Spacious and bright family living room with double glazed bi-fold doors leading to the rear aspect & central heated radiator.

#### **KITCHEN BREAKFAST ROOM**

7'10" x 20'4"

Boasting a matching range of wall and base mounted units with granite work surfaces over, integrated induction hob, extractor, warming tray, oven, washing machine, dishwasher, microwave, breakfast bar and space for further appliances. Also benefiting from double glazed windows, central heated radiator and door to the carport.

#### **WC**

4'4" x 5'4"

A double glazed opaque window, low level WC, hand wash basin mounted in vanity unit and central heated towel rail.

£475,000

- NO CHAIN
- WC, ENSUITE, WALK IN WARDROBE & BATHROOM
- LARGE PRIVATE GARDEN
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- SIZABLE FOUR BEDROOM SEMI-DETACHED FAMILY HOME





**REAR ASPECT**

A spacious private garden with carport, initially decked with lighting followed by lawn with fenced boundary, mature shrubbery, fruit trees, power & light in shed and carport, followed by a double external plug socket.

**LANDING**

With stairs ascending and descending to ground and second floor, boasting dual aspect double glazed windows, central heated radiator & doors leading to accommodation.

**BEDROOM ONE**

12'5" x 10'7"

Found on the second floor as the result of a loft conversion, a spacious double bedroom with double glazed window and central heated radiator, with doors to ensuite and walk in wardrobe.

**ENSUITE**

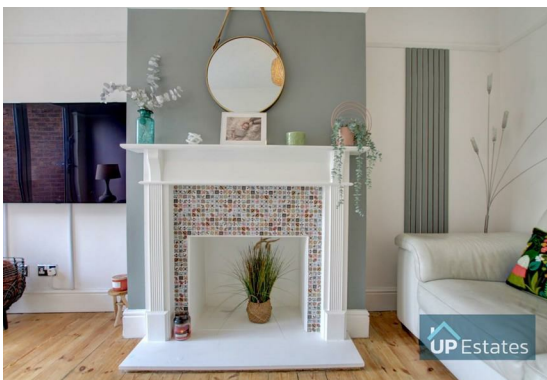
9'6" x 6'2"

A large ensuite with walk in shower cubicle, opaque double glazed window, central heated towel rail, floating hand wash basin and low level WC.

**WALK IN WARDROBE**

4'7" x 7'4"

A useful walk in wardrobe with rails, shelving and double glazed window.





#### **BEDROOM TWO**

11'3" x 15'9"

A good sized double bedroom with double glazed window and central heated radiator.

#### **BEDROOM THREE**

10'9" x 13'1"

A good sized double bedroom with double glazed window and central heated radiator.

#### **BEDROOM FOUR**

8'3" x 8'11"

A good sized bedroom with double glazed window and central heated radiator.



#### **BATHROOM**

5'3" x 7'7"

Being tiled throughout, having central heated towel rail, double glazed opaque window, floating hand wash basin, paneled bath with shower over and low level WC.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Watercall Avenue, Coventry





Total Area: 137.2 m<sup>2</sup> ... 1477 ft<sup>2</sup> (excluding carport)

All measurements are approximate and for display purposes only

## CONTACT

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