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Watercall Avenue
Stivichall CV3 5AX

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Nestled on Watercall Avenue in Coventry, this remarkably extended house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an impressive 1,451 square feet, the property boasts four to five bedrooms, providing ample accommodation for a growing family or those in need of versatile living spaces.

Upon entering, you are greeted by a generous reception area that leads to a spacious through sitting and dining room, perfect for entertaining guests or enjoying family time. The kitchen breakfast room is a standout feature, complete with an island unit and direct access to the expansive rear gardens, making it a delightful space for culinary enthusiasts. The ground floor also includes a well-appointed bathroom featuring a luxurious corner bath, as well as a fifth double bedroom, currently utilised as a home office, offering flexibility for modern living.

Upstairs, you will find four additional bedrooms, complemented by a walk-in storage room and a spacious shower room, ensuring convenience for all family members. The property is equipped with gas central heating and double glazing, enhancing comfort and energy efficiency. The modern boiler features zoned areas, allowing for reduced expenditure and improved efficiency.

Externally, the property is equally impressive, with a driveway providing parking for multiple vehicles at the front. The rear gardens are both wide and deep, featuring a combination of patio and lawned areas, ideal for outdoor activities and relaxation. Additionally, a well-insulated brick-built home office and storage unit at the rear of the garden offers a perfect retreat for work or hobbies.

Situated in a popular, family-friendly locale, this home is not only spacious and well-equipped but also conveniently located, making it a wonderful opportunity for those seeking a new place to call home.

THE LOCATION

Located just off Knoll Drive on the approach to Dillotford Avenue, this desirable address lies within the highly sought-after suburb of Styvechale in South Coventry. Set on a substantial plot, the property benefits from ample parking and a peaceful residential setting.

Styvechale remains a perennial favourite among families, thanks to its outstanding local schools and excellent connectivity. The area offers convenient access to everyday amenities and major routes in and out of the city, making it an ideal base for commuters and growing families alike.

The award-winning War Memorial Park, with its tennis courts, playgrounds, and popular cafés, is within walking distance. Nearby Quinton Parade adds to the appeal, offering a range of independent shops, services, and local conveniences.

Coventry Train Station—just 1.5 miles from the property—provides direct services to London Euston and other key destinations, with journey times to the capital as short as one hour during peak travel periods.

The property also sits within easy reach of a range of well-regarded schools, including Stivichall, Manor Park, and Grange Farm Primaries. Secondary education options such as Finham Park, Bishop Ullathorne, and King Henry VIII School further enhance the area's strong educational reputation.

Please Note: Plans have been validated for the demolition of "The New Haven Public House," with proposals in place for future residential development on the site.

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Dimensions

GROUND FLOOR

Entrance Hallway

Sitting Room
6.12m x 3.73m

Dining Room
4.14m x 3.33m

Kitchen/Breakfast Room
6.25m x 3.96m

Bedroom/Study
2.79m x 2.59m

Bathroom

FIRST FLOOR

Bedroom One
3.89m x 3.33m

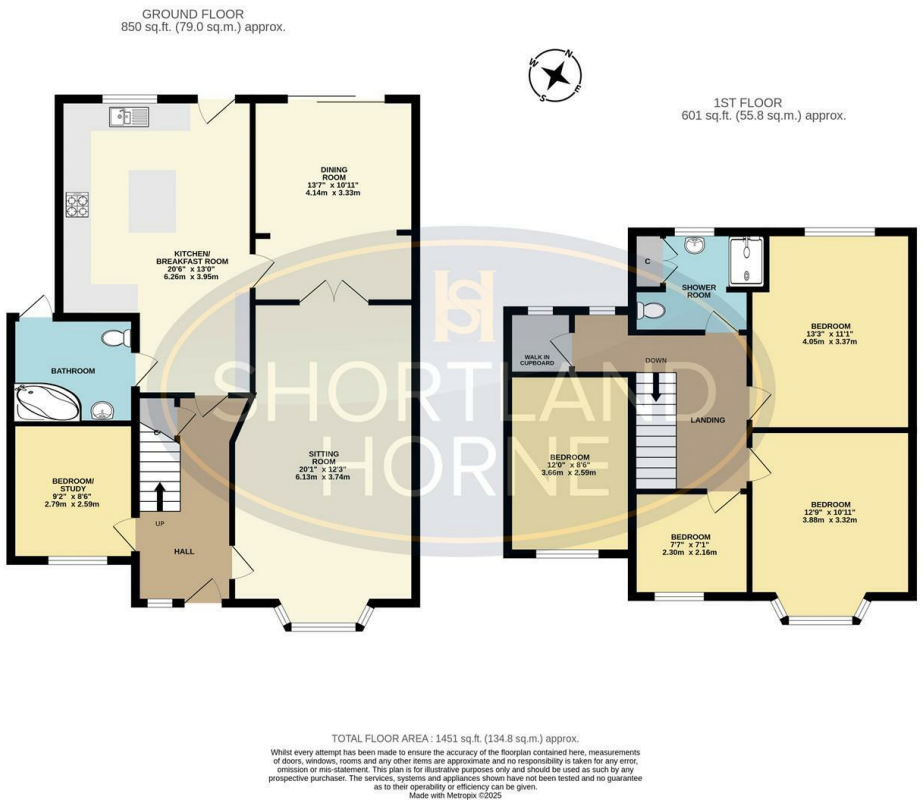
Bedroom Two
4.04m x 3.38m

Bedroom Three
3.66m x 2.59m

Bedroom Four
2.31m x 2.16m

Shower Room

Floor Plan



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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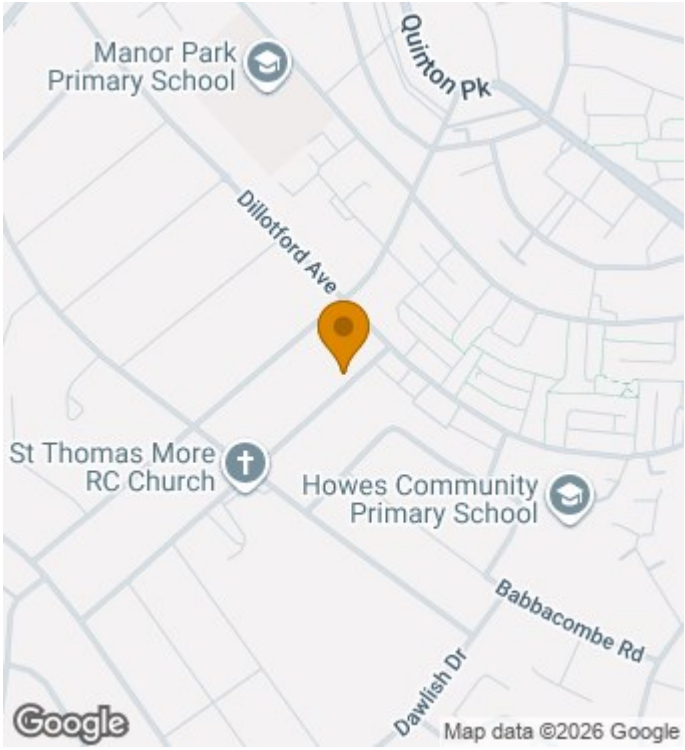
Total area: 1451.00 sq ft

Disclaimer

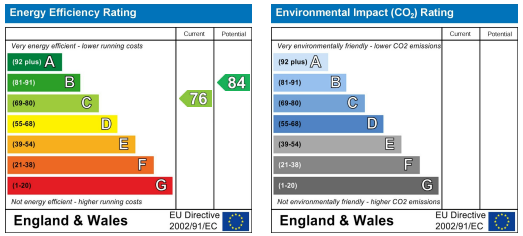
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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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