



**33 Watercall Avenue, COVENTRY, CV3 5AW**  
**£410,000**

THREE BEDROOMS... SEMI DETACHED... OFF ROAD PARKING... GARAGE... VACANT... NO UPWARD CHAIN... BEAUTIFUL MANICURED REAR GARDEN... POTENTIAL TO EXTEND\*... GROUND FLOOR WC & UTILITY ROOM. Located in the sought-after area of Stivichall, this lovely semi-detached house on Watercall Avenue presents an excellent opportunity for families seeking a new home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining your guests.

This lovely property features a convenient ground floor WC and utility room, enhancing the practicality of daily life. The large, manicured rear garden is a delightful outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, the property benefits from a garage to the rear and off-road parking to the front.

Being VACANT and with NO UPWARD CHAIN, this home is ready for immediate occupation, allowing you to settle in without delay. Its proximity to local amenities means that shops, schools, and parks are just a short distance away, making it an ideal location for the growing family.

This semi-detached property is not just a property; it is a perfect family home waiting to be filled with love and laughter. Don't miss the chance to make this delightful residence your own. We have keys so give us a call to book your viewing!

## Front Garden / Off Road Parking



Laid mainly to decorative paving with planted mature beds and having off road parking accessed via dropped kerb. There are also timber gates that lead to the side and rear elevations. Access through the beautiful hardwood front door with picture window top to the side leads to the:

## Entrance Hallway



Having dog leg stairs leading off to the first floor, under stairs coat and shoe cupboard and doors leading off to:

## Living Room

16'4 x 10'10 (4.98m x 3.30m)



Having a PVCu double glazed bay window to the front elevation, feature fireplace with inset 'real flame' fire, hearth, mantle, surround and opening double doors that lead to the:

## Dining Room

13' x 10'10 (3.96m x 3.30m)

Having sliding patio doors to the rear elevation.

## Ground Floor WC / Utility Room

5'4 x 4'5 (1.63m x 1.35m)



Having a PVCu double obscure glazed window to the side elevation, low level flush WC, corner wash hand basin, tiling to all splash prone areas, space and plumbing for a washing machine with worksurface and room for a tumble dryer above.

## Dining Room

13'0 x 10'10 (3.96m x 3.30m)

Having sliding patio doors to the rear.

## Kitchen

9'4 x 8'0 (2.84m x 2.44m)



Having a PVCu double glazed window to the rear elevation, PVCu double obscure glazed door that leads to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, integrated oven with hob and extractor over with tiling to all splash prone areas.

## First Floor Landing



Having a PVCu double glazed window to the side and front elevation, access to the loft area and doors leading off to:

## Bedroom One

16'2 x 10'11 (4.93m x 3.33m)



Having a PVCu double glazed bay window to the front elevation.

## Bedroom Two

12'11 x 10'7 (3.94m x 3.23m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

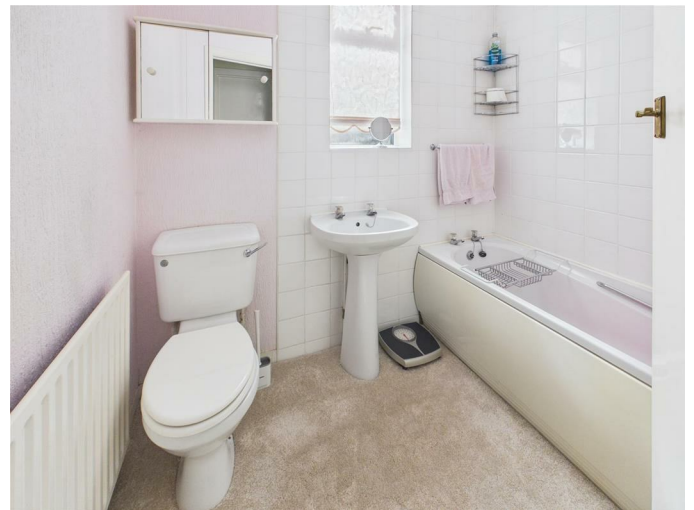
9'0 x 8'4 (2.74m x 2.54m)



Having a PVCu double glazed window to the rear elevation and cupboard to the one corner housing the Vailant central heating boiler.

## Family Bathroom

7'4 x 5'6 (2.24m x 1.68m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with Triton T80z shower over, pedestal wash hand basin. low level flush WC and tiling to all splash prone areas.

## Rear Garden



Being beautifully manicured and being mainly laid to lawn with fenced perimeters, planted borders, two paved patio areas and a garden shed.

## Garage

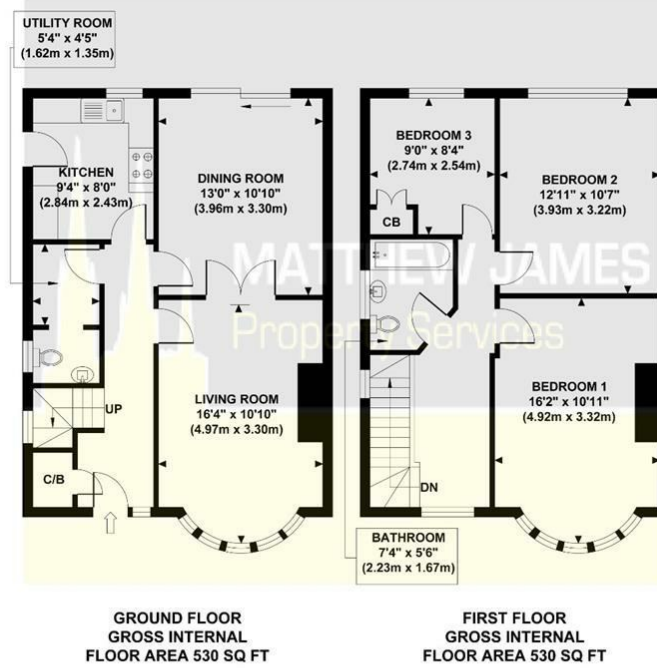


(Not Measured) Having double opening doors to the front elevation, two windows to the rear and two to the side.

# Floor Plan

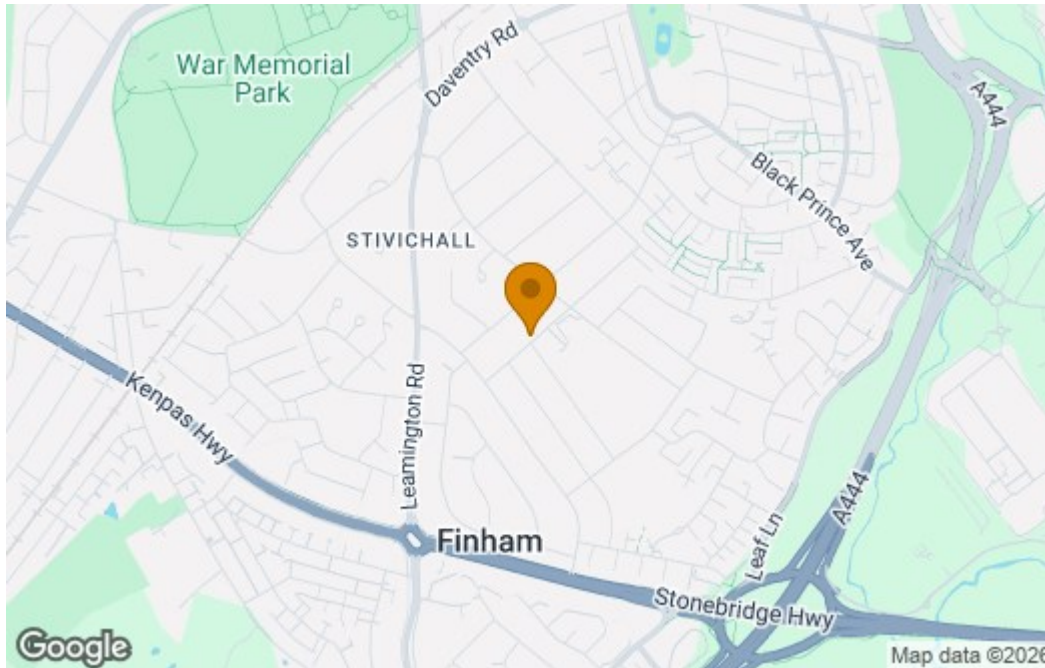
## 33 WATERCALL AVENUE

Approximate Gross Internal Area  
1060 sq ft / 98.4 sq m

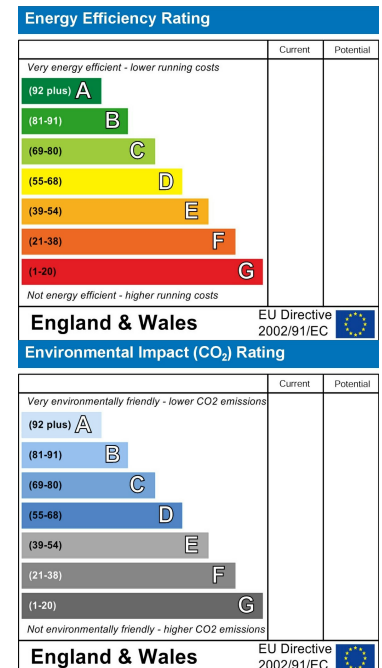


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter