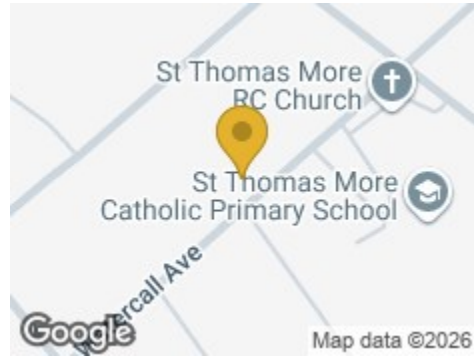


Road Map



Hybrid Map



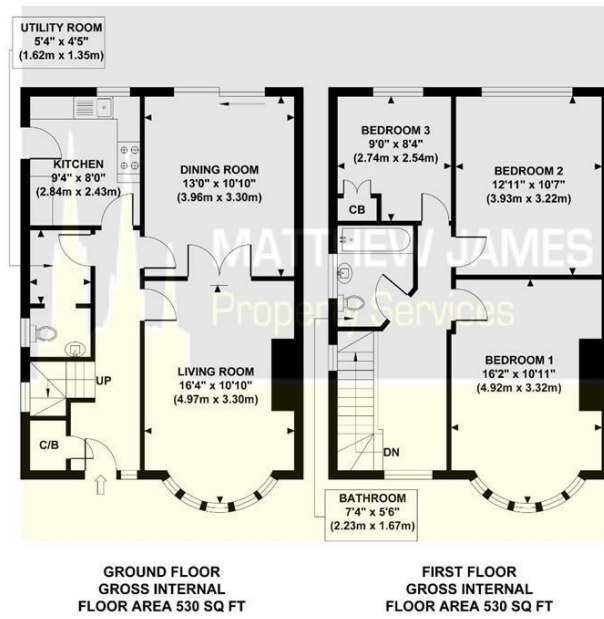
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**33 WATERCALL AVENUE**  
Approximate Gross Internal Area  
1060 sq ft / 98.4 sq m



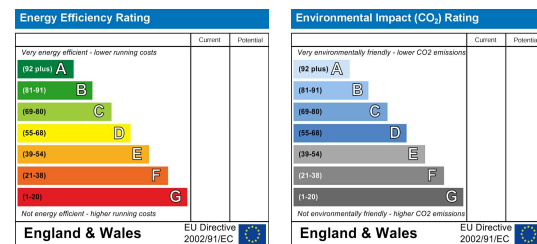
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**33 Watercall Avenue**  
Stivichall, COVENTRY CV3 5AW

£410,000



CONTACT INFORMATION

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# 33 Watercall Avenue

Stivichall, COVENTRY CV3 5AW

£410,000



## 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 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

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

Having sliding patio doors to the rear elevation.

## Ground Floor WC / Utility Room

5'4 x 4'5

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

Having sliding patio doors to the rear.

## Kitchen

9'4 x 8'0

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

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

## Bedroom Two

12'11 x 10'7

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

9'0 x 8'4

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

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.

