

MATTHEW JAMES

Property Services



86 Watercall Avenue, Coventry, CV3 5AY

Offers Over £415,000

Welcome to this delightful extended three-bedroom semi-detached home located in the highly sought-after Stivichall area. This property is spacious throughout, perfect for families, situated close to highly regarded primary schools and within the catchment area for popular senior schools. Cheylesmore shopping parade, supermarkets, Coventry City Centre, and the beautiful War Memorial Park are all close by, making this location both convenient and desirable. Additionally, it's ideally positioned for those working at Jaguar Land Rover in Whitley.

Upon arrival, you'll be greeted by a side driveway offering off-street parking and a front garden featuring a majestic Irish Yew tree amidst lovely shrubbery. Step into the entrance porch leading into a spacious hallway that sets the tone for this inviting home. The ground floor boasts a versatile layout, including a dining room that serves as an additional reception space, an extended lounge/dining room perfect for family gatherings, a convenient ground floor W.C., and an extended kitchen that offers great potential for further enhancements. Upstairs, you'll find a larger-than-average family bathroom, two generously-sized double bedrooms, both equipped with built-in wardrobes, and a third bedroom currently utilised as an office. The loft space is fully boarded with power, providing ample extra storage for your needs.

The rear garden is a true highlight, large and sun-drenched, creating an ideal sanctuary for children to play and for garden enthusiasts to cultivate their passions. Additional features include patio area for seating, a large storage shed with power and gated access to the side of the property.

With its perfect blend of space, functionality, and an exceptional location, this home represents an ideal opportunity for families looking to settle in a highly regarded area. Don't miss your chance to make this charming residence your own!

Approach / Driveway



Porch

Entrance Hallway



Dining Room / Reception Room

13'9 x 12'3 (4.19m x 3.73m)



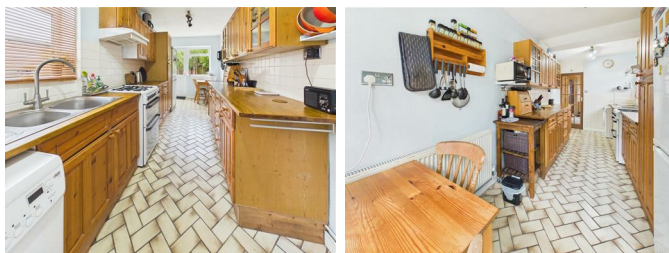
Lounge/ Dining

24'4 x 11'3 (7.42m x 3.43m)

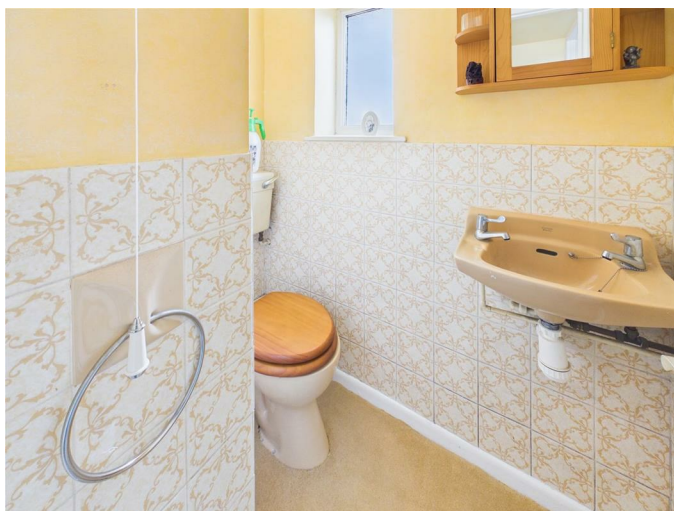


Kitchen

18'0 x 6'8 (5.49m x 2.03m)



Ground Floor W.C



Upstairs Landing

Bedroom One

14'8 x 11'4 (4.47m x 3.45m)



Bedroom Two

12'2 x 11'3 (3.71m x 3.43m)



Bedroom Three

7'9 x 6'9 (2.36m x 2.06m)



Bathroom

7'7 x 7'0 (2.31m x 2.13m)

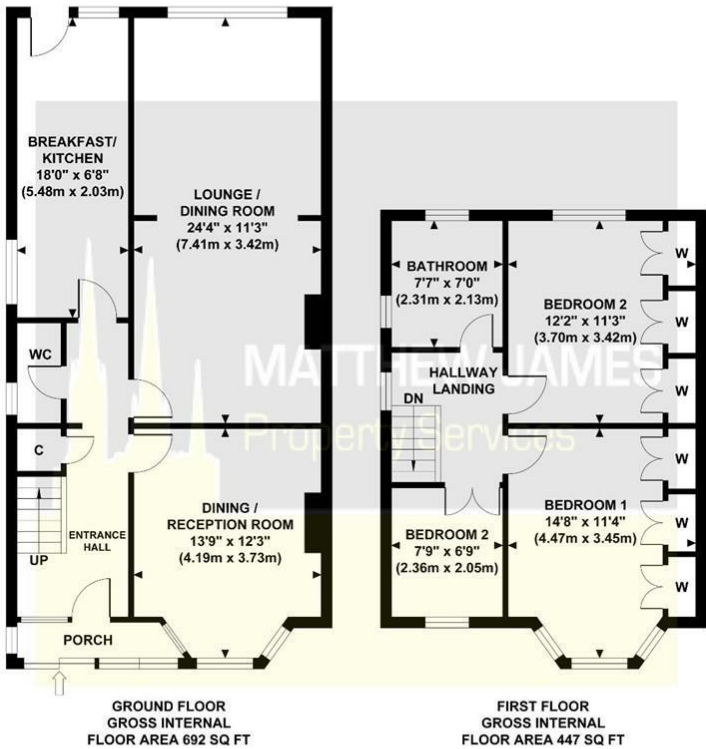


Rear Garden



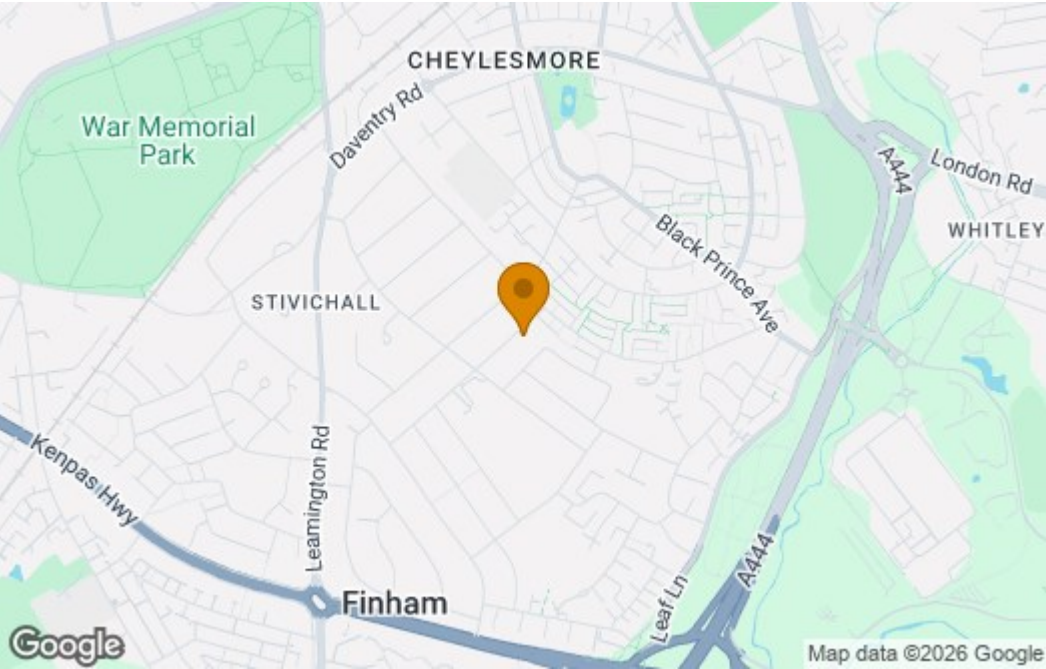
Floor Plan

86 WATERCALL AVENUE
Approximate Gross Internal Area 1139 sq ft / 105.8 sq m

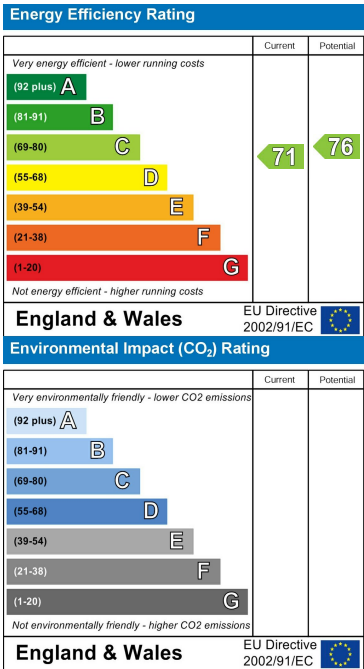


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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