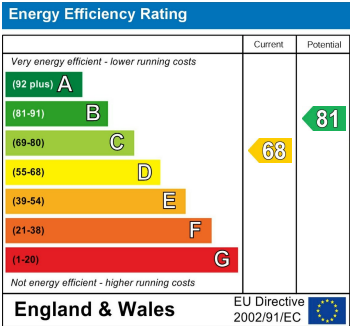


Floor Plan



EPC



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 accordance 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.



Shortland Horne Coventry City Centre
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call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Watercall Avenue
Styvechale CV3 5AY



£380,000 Offers Over | Bedrooms 3 Bathrooms 1

A LOVELY SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN

Situated in one of Coventry's prime locations of Watercall Avenue, Styvechale this truly is a unique opportunity to purchase an attractive 1950's three bedroom property which is ideally situated within walking distance of The Memorial Park and one mile to the City Centre and Coventry train station. This home must be viewed to appreciate the size of the plot and it has to offer.

Briefly the downstairs accommodation comprises of an entrance hallway with doors leading through to the dining room with a bay window to the front elevation and a feature open fireplace, an extended 18ft living room benefitting from underfloor heating and doors opening out to the garden.

The kitchen has been extended and fitted with Amtico flooring, modern eye level base units and Bosch integrated appliances. The downstairs accommodation also benefits from a shower room also fitted with Amtico flooring.

Upstairs on the first floor there are two well appointed double bedrooms, with both bedrooms having built in wardrobes, there is a single bedroom and a modern fitted family bathroom with Porcelanosa tiles.

Outside the rear garden is a lovely size, fully enclosed and mainly laid to lawn with mature shrubs and trees, and a paved patio area . To the front there is a block paved driveway providing parking for several vehicles with access to a carport which runs on to the garage. This property is also fully equipped with gas central heating and double glazed windows.

Shortland Horne strongly suggest booking an early appointment as this is a very highly desirable location.



GROUND FLOOR		Bedroom One	14'0" x 11'2"
Hallway		Bedroom Two	12'4" x 11'2"
Dining Room	14'0" x 12'1"	Bedroom Three	7'10" x 6'11"
Living room	18'1" x 10'7"	Bathroom	7'6" x 10'3"
Kitchen	19'2" x 7'6"	OUTSIDE	
Shower Room		Car Port	121'8" x 26'6"
FIRST FLOOR		Garage	16'6" x 8'1"