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Watercall Avenue  
CV3 5AX



# Watercall Avenue

## CV3 5AX

Nestled in the highly sought-after area of Styvechale, Coventry, this exquisite four-bedroom semi-detached house presents an exceptional opportunity for families seeking a blend of comfort and style. The property boasts spacious and versatile living spaces, all finished to an impressive standard.

At the heart of the home is an extended kitchen diner, featuring bi-folding doors that seamlessly connect the indoor space to a beautifully landscaped garden, perfect for entertaining or enjoying quiet moments outdoors. The ground floor also includes a convenient WC, enhancing the practicality of the layout.

The loft conversion is a standout feature, complete with an en-suite shower room, providing a private retreat for family members or guests. Additionally, the detached annex, which also has its own en-suite, offers flexible options for use as a guest suite, home office, or creative studio. A car port to the side of the property ensures covered parking, adding to the convenience of this remarkable family home.

Styvechale is a well-established residential area, cherished by families for its excellent amenities and strong community spirit. Residents will find a delightful selection of

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selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

3.71m x 3.71m

Kitchen/Dining Room

7.54m x 5.11m

W/C

### FIRST FLOOR

Bedroom One

3.76m x 3.40m

Bedroom Two

3.66m x 2.87m

Bedroom Three

2.24m x 2.06m

Bathroom

### SECOND FLOOR

Bedroom Four

5.38m x 4.27m

### OUTSIDE

Studio

5.77m x 3.96m

Shower Room

1.91m x 1.78m

Store



Floor Plan



Total area: 1737.00 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

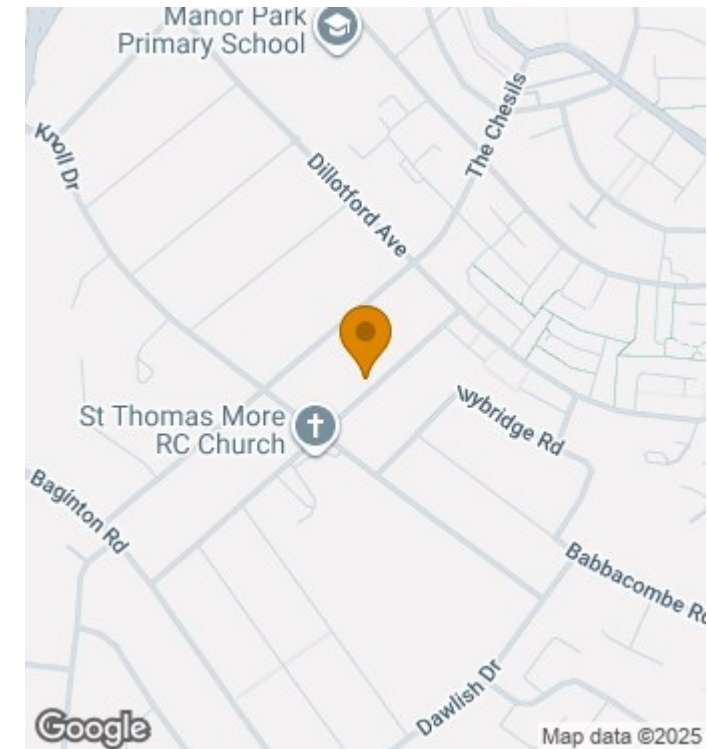
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

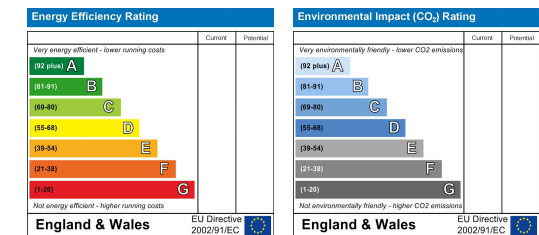
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

Location Map



EPC



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