

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS

19 Watercall Avenue
Coventry, CV3 5AW

£300,000



3



1



2



D

19 Watercall Avenue

Coventry, CV3 5AW

Loveitts Coventry present this three bedroom semi-detached property located in the popular Stivichall area of Coventry. With good sized accommodation throughout and a larger than average rear garden, this property is perfect for a family looking for a home to put their own stamp on.

The accommodation comprises of an entrance hall with stairs rising and doors to both lounges and the kitchen. The front lounge features a bay window while the rear lounge features a single patio door to the garden. Through the kitchen we have a downstairs WC and access to the side of the house which leads to the single garage in the garden.

Upstairs there are three double bedrooms and a family bathroom. Outside the front there is driveway parking for 3 vehicles and a side access gate leading through to the garden. The rear garden is larger than average incorporating a single garage and two wooden sheds plus split level lawns, a small central pond as well as patio areas.

This is a fantastic proposition and sure to be popular so contact us now to book a viewing or to discuss further.





- Three Bedroom Semi-Detached Home
- Larger Than Average Rear Garden
- Single Garage
- Driveway Parking
- Two Reception Rooms
- Popular Location
- No Onward Chain



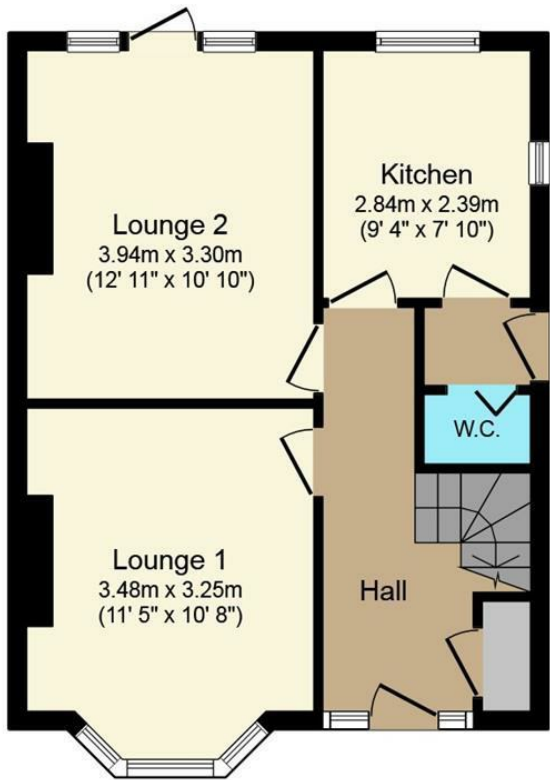
Styvechale is widely regarded as one of Coventry's best residential locations and is situated on the edge of the War Memorial Park conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station and the city-centre.

Nearby secondary schools include King Henry VIII, Whitley Abbey, Bluecoat and Finham Park. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.



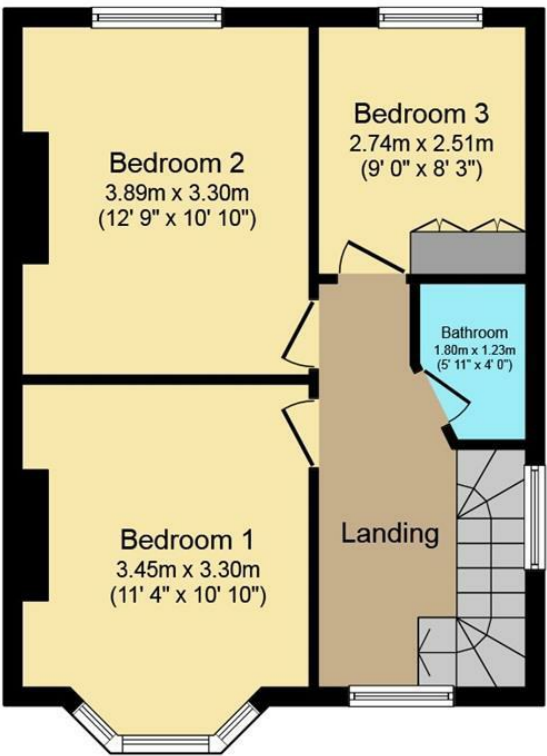
Floor Plan

Area Map



Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

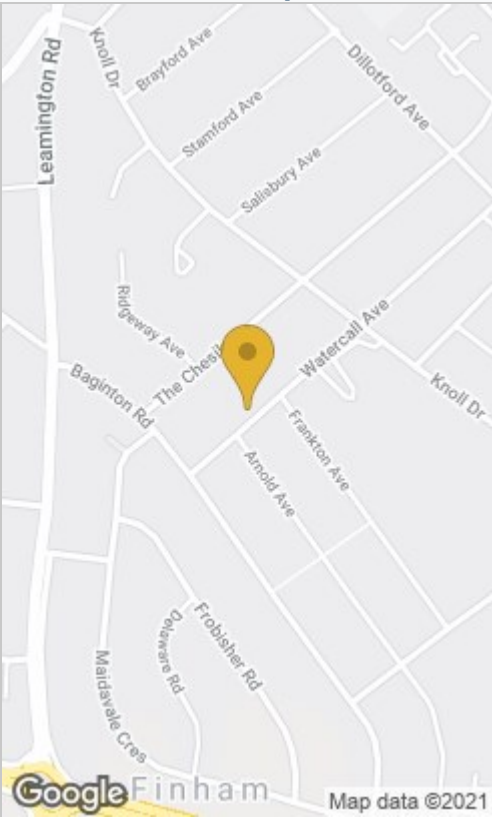


First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 90.0 sq. m. (969 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



Coventry
29 Warwick Row, Coventry CV1 1DY
024 7625 8421

Registered in England & Wales Company no. 7558151