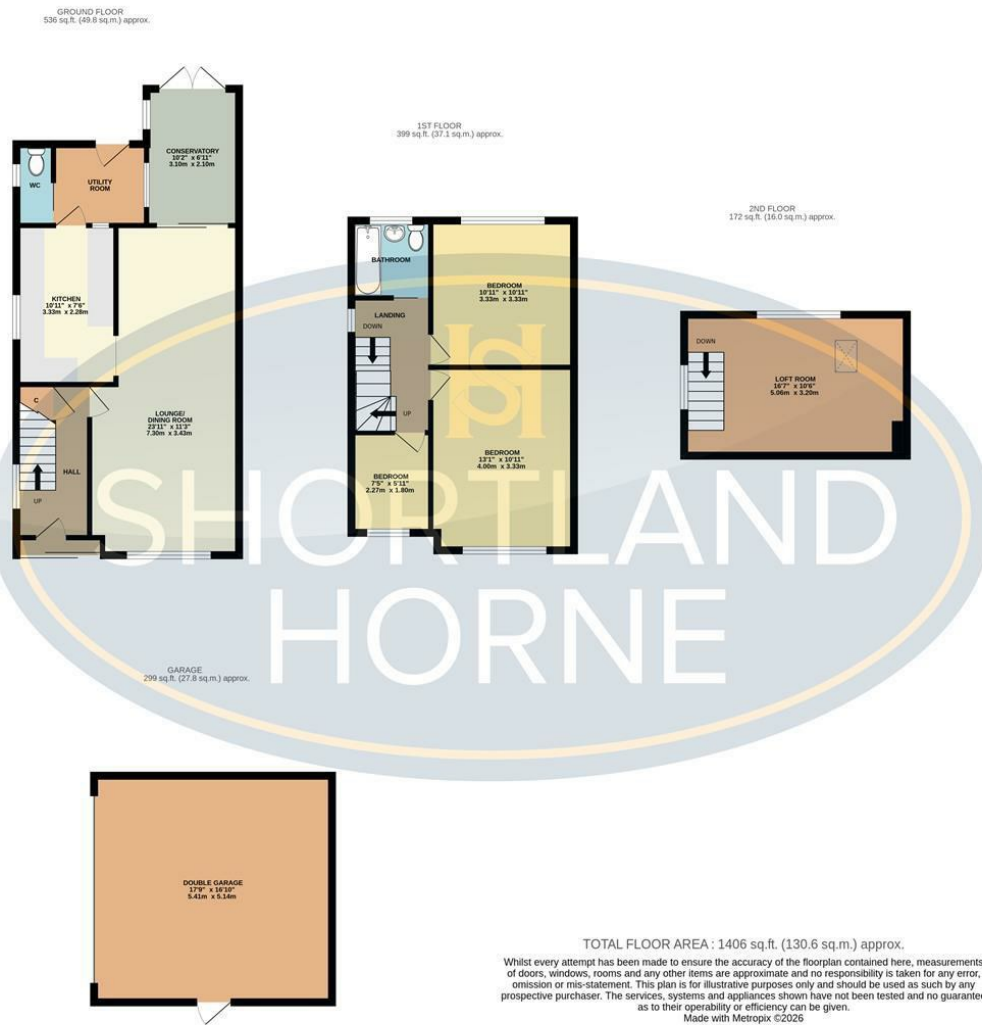


Floor Plan



EPC

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

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.

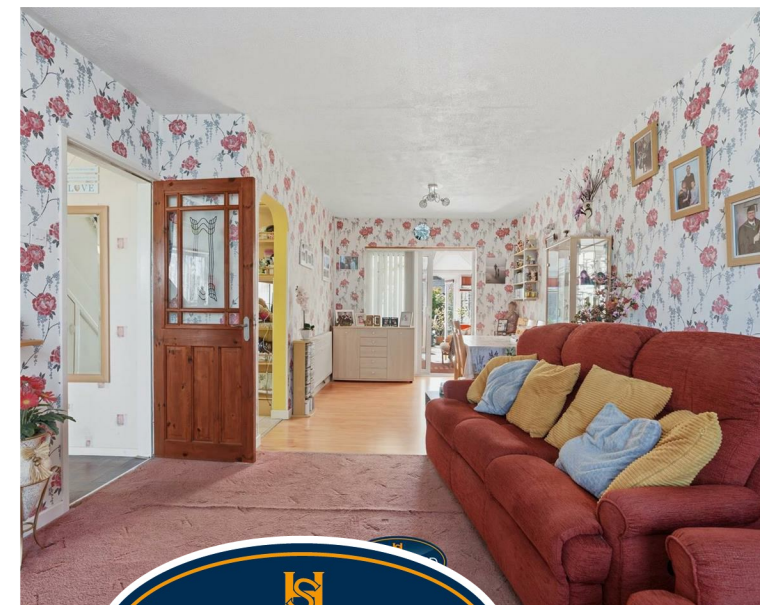
Appliances

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 Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

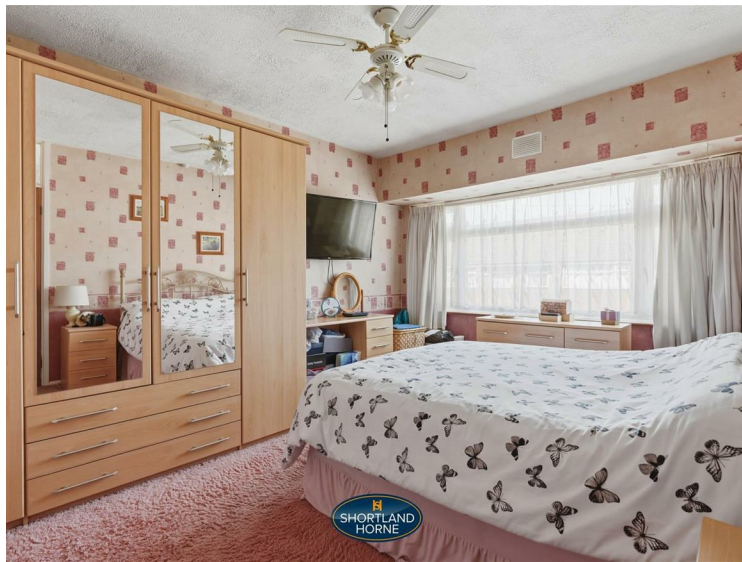
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Armscott Road
CV2 3AP



£300,000

Bedrooms 3
Bathrooms 1

Inside, the house unfolds with an easy, welcoming rhythm. The lounge diner stretches out as the heart of it all, a space that seems to shift with your day. In the morning, it is calm and softly lit, the perfect place to ease into the day. By evening, it comes alive with conversation and warmth, whether that is a quiet night in or a table full of guests. It is a room that invites both connection and comfort, never feeling too formal, never too relaxed, just effortlessly right. The kitchen sits just beyond, practical and well placed, with a separate utility area keeping the everyday essentials neatly tucked away. A downstairs w.c. adds that extra layer of convenience, quietly making life easier for both you and your guests.

Then there is the conservatory, and this is where the home truly starts to charm. Cosy yet filled with light, it draws you in with views across the garden, offering a space that feels peaceful and just a little indulgent. It is easy to imagine slow mornings here with coffee in hand, or evenings where the outside world softens into the background. It is not just an addition, it is a favourite spot waiting to happen.

There is something quietly distinctive about this home on Armscott Road from the very first glance. Set side on from the road, with a gentle walkway stretching across its front, it feels just that little more private, a little more tucked away from the everyday rush. Framed by a brick wall that wraps around the perimeter, there is an immediate sense of definition and security, like the home has drawn its own boundary between the outside world and the life waiting within. It is the kind of setting that makes arriving home feel like stepping into your own space entirely.



GROUND FLOOR

Hallway	
Lounge/Dining Room	23'11 x 11'3
Kitchen	10'11 x 7'6
Utility Room	
Conservatory	10'2 x 6'11
WC	

FIRST FLOOR

Bedroom 1	13'1 x 10'11
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Bedroom 2	10'11 x 10'11
Bedroom 3	7'6 x 5'11
Bathroom	
Loft Space	16'11 x 10'6
OUTSIDE	
Garage	17'9 x 16'10
Rear Garden	
Front Garden	