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Arnold Avenue  
CV3 5LW

## Arnold Avenue CV3 5LW

Nestled in the desirable area of Styvechale, Coventry, this well-presented and extended semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a delightful en suite shower room in the fourth bedroom, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming hallway that leads to an impressive feature kitchen diner, perfect for family meals and entertaining guests. The ground floor boasts three reception rooms, including a cosy lounge, a versatile family room, and a study that can serve as a quiet workspace or playroom. The conservatory adds a touch of elegance and provides a lovely space to relax while enjoying views of the beautifully landscaped rear garden.

The property also includes a well-appointed family bathroom, a utility room for added practicality, and a convenient WC. Off-road parking at the front ensures ease of access, while the rear garden, complete with astro turf, offers a low-maintenance outdoor space for children to play or for hosting summer gatherings.

This charming home on Arnold Avenue is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a friendly community. With its ample living space and modern amenities, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

**selling quality**  
property since 1995









## Dimensions

### Ground Floor

#### Lounge

6.82 x 3.48

#### Family Room

2.50 x 2.10

#### Kitchen

5.08 x 4.75

#### Conservatory

4.87 x 4.87

#### Utility

#### Study

4.32 x 1.75

### First Floor

#### Bedroom 1

5.10 x 2.96

#### Bedroom 2

2.82 x 2.80

#### Bedroom 3

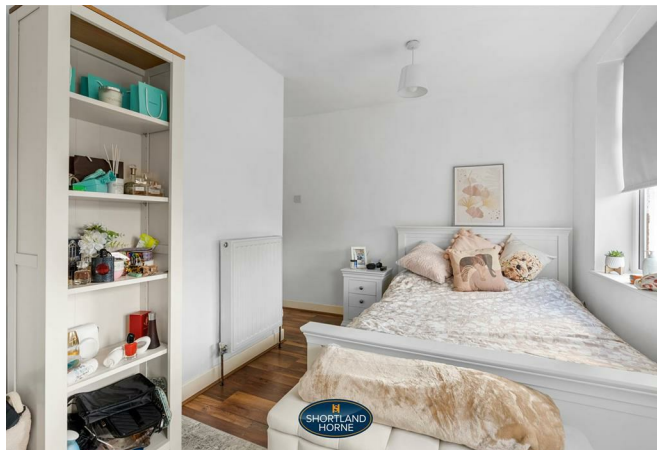
4.04 x 3.10

#### Bedroom 4

2.56 x 1.75

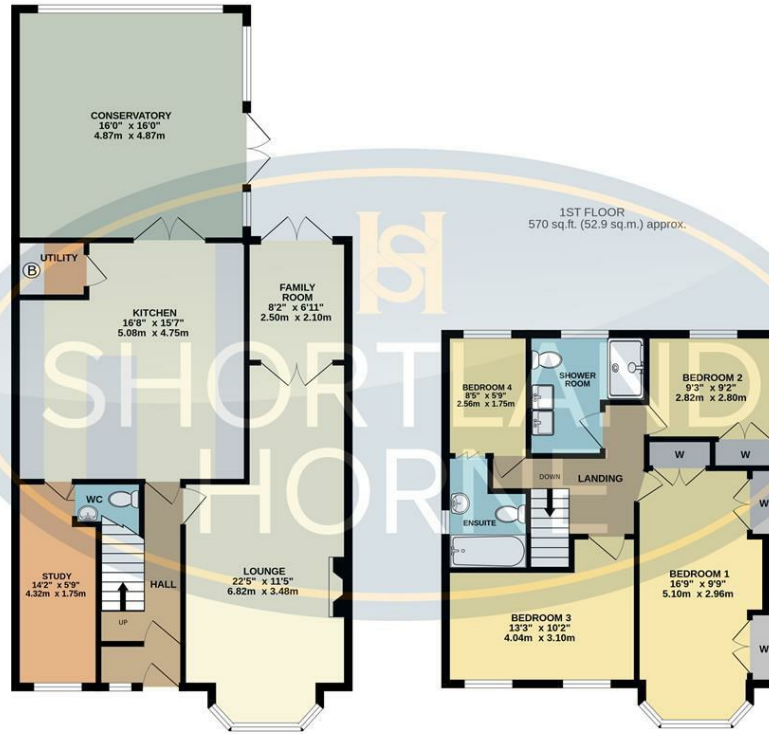
#### En Suite

#### Shower Room



## Floor Plan

GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA: 1548 sq.ft. (143.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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

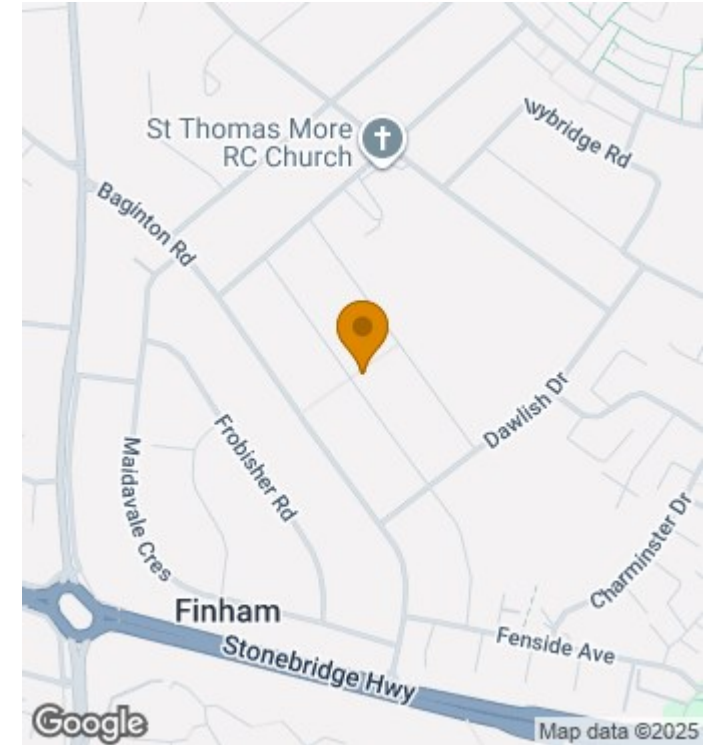
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

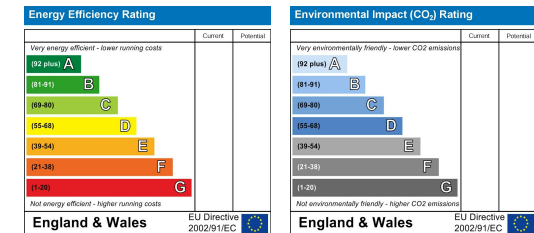
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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