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Armorial Road  
CV3 6GJ

# Armorial Road

## CV3 6GJ

Nestled in the charming area of Styvechale, Coventry, this exquisite detached house on Armorial Road offers a perfect blend of comfort and elegance. With a generous layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The inviting dining room features delightful views of the beautifully maintained garden, creating a serene atmosphere for family meals and gatherings.

The well-appointed kitchen is designed for practicality, while the convenient downstairs shower room adds to the functionality of the home. A lovely garden room extends the living space, allowing you to enjoy the outdoors from the comfort of your home. The lounge, complete with a bay window, fills the room with natural light and offers a cosy retreat.

On the first floor, you will find four well-proportioned bedrooms, two of which benefit from ensuite facilities, ensuring privacy and convenience. A modern family bathroom serves the remaining bedrooms, providing a stylish and comfortable space for all. An additional attic is located on the second floor, accompanied by a dressing room, perfect for guests or as a private study.

The property is further enhanced by a stunning rear garden that overlooks the tranquil memorial park, offering a picturesque setting for outdoor activities and relaxation. Off-road parking and a tandem garage at the front of the house provide practical solutions for your vehicles.

This delightful home is ideal for families seeking a peaceful yet vibrant community, with excellent local amenities and transport links nearby. Don't miss the opportunity to make this beautiful property your own.

**selling quality**  
property since 1995









## Dimensions

### Ground Floor

#### Porch

#### Hallway

#### Lounge

#### Dining Room

#### Kitchen

#### Conservatory

#### Shower Room

#### First Floor

#### Bedroom 1

#### En Suite

#### Bedroom 2

#### Shower Room

### Bedroom 3

3.47 x 2.78

### Bedroom 4

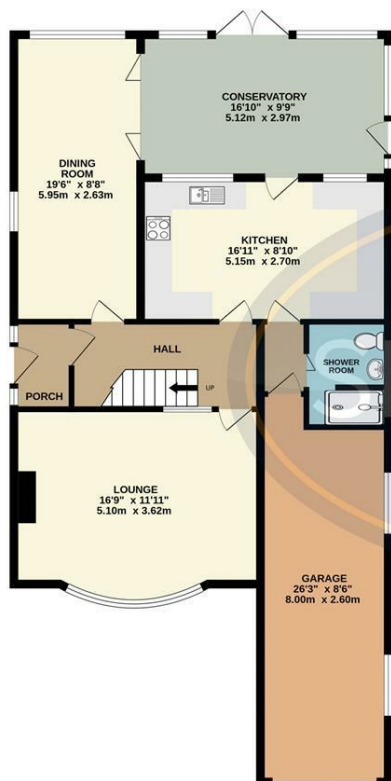
3.64 x 2

### Second Floor

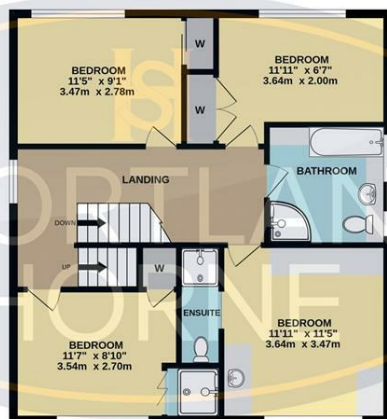
### Attic room

4.68 x 3.95

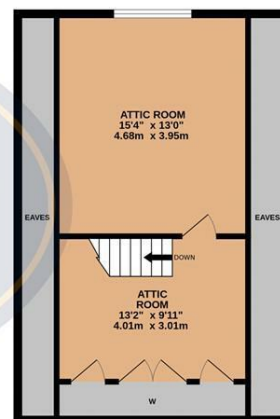
GROUND FLOOR  
1069 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.3 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

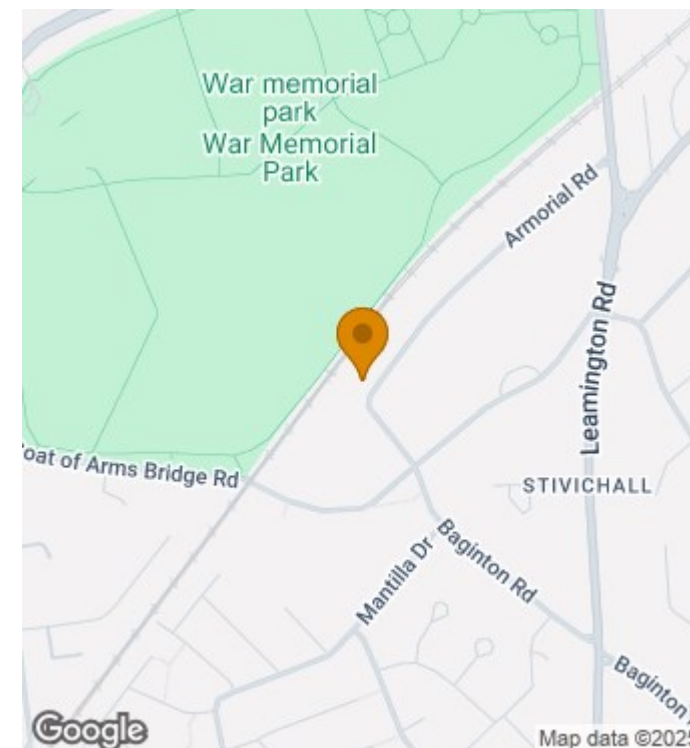
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

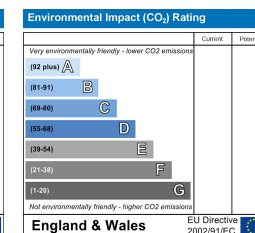
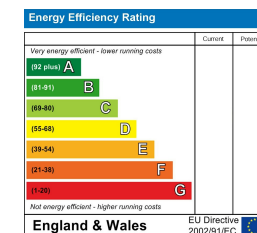
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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