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Armorial Road
CV3 6GJ

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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.



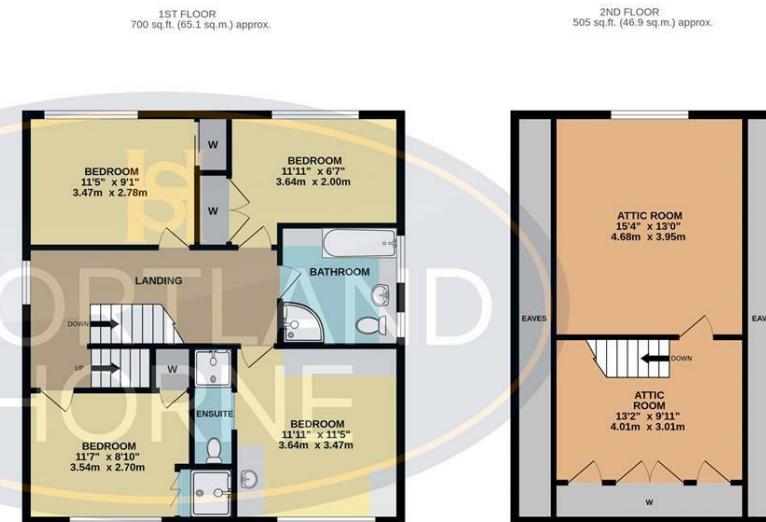




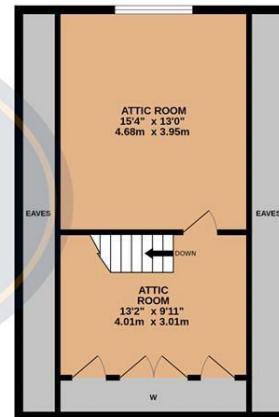


Dimensions

Ground Floor	Bedroom 3 3.47 x 2.78
Porch	Bedroom 4 3.64 x 2
Hallway	Second Floor
Lounge	Attic room 5.10 x 3.62
Dining Room	4.68 x 3.95
Kitchen	5.95 x 2.63
Conservatory	5.15 x 2.70
Shower Room	5.12 x 2.97
First Floor	
Bedroom 1	
En Suite	3.64 x 3.47
Bedroom 2	
Shower Room	3.53 x 2.70



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 functionality 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

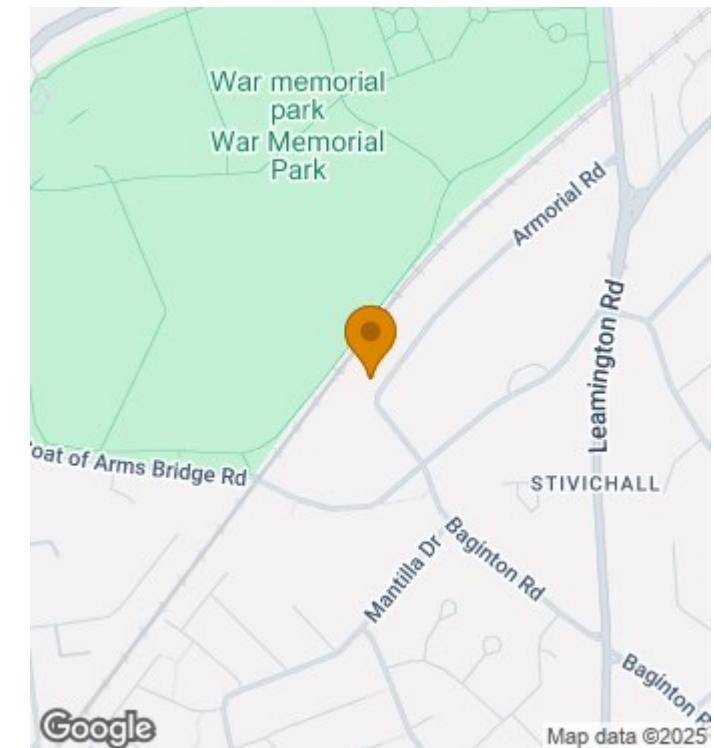
02476 222 123

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Shortland-Horne

Location Map



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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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