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Armorial Road  
CV3 6GJ

# Armorial Road

## CV3 6GJ

Nestled in the highly sought-after Armorial Road in Styvechale, Coventry, this splendid four-bedroom detached house presents an exceptional opportunity for families seeking a comfortable and spacious home. The property boasts two generous reception rooms, and a spacious kitchen breakfast room perfect for both entertaining guests and enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample space for everyone, ensuring that comfort and privacy are easily achieved.

One of the standout features of this home is its fantastic position, backing onto a picturesque paddock, providing a serene backdrop and a sense of tranquillity. The property is offered with no onward chain, allowing for a smooth transition for prospective buyers.

For those who enjoy outdoor activities, the renowned Memorial Park is just a short stroll away, offering beautiful green spaces for leisure and recreation. Additionally, the nearby train station ensures excellent transport links, making commuting to Coventry and beyond effortless.

This charming residence retains many original period features, adding character and charm to the home. With parking available to the front and a tandem garage, convenience is at the forefront of this property.

In summary, this delightful detached house on Armorial Road is an ideal family home, combining modern living with the charm of its period features, all within a prime location. Do not miss the chance to make this wonderful property your own.







  
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## Dimensions

### Ground Floor

#### Hallway

#### Kitchen/Breakfast Room

4.21 x 3.50

#### Lounge

5.30 x 3.63

#### Dining Room

4.25 x 3.63

#### W/C

### First Floor

#### Bedroom 1

4.25 x 3.63

#### Bedroom 2

4.75 x 3.10

#### Bedroom 3

4.21 x 2.40

#### Bedroom 4

3.63 x 2.10

#### Shower Room

#### Garage

9.70 x 2.70





TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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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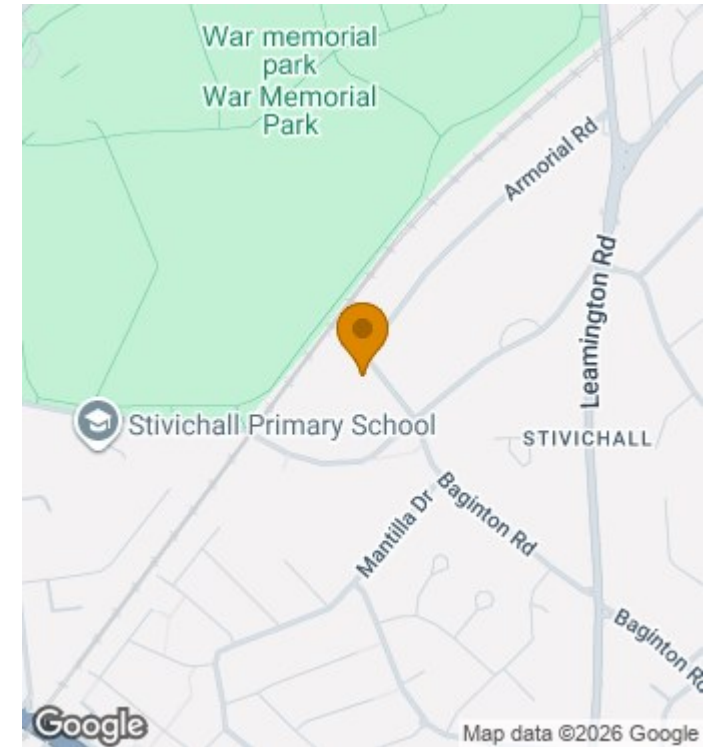
**Disclaimer**

**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

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne