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Armorial Road  
Cheylesmore CV3 6GH

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024 7622 2123  
FOR SALE

# Armorial Road

## CV3 6GH

Nestled in the charming and highly sought after location of Armorial Road this detached three bedroom property is within walking distance to the War Memorial Park, King Henry VIII school and Coventry train station. This family home is very close to the city centre and sits on a super plot and has beautiful award winning mature rear gardens giving this property excellent potential.

Briefly the ground floor accommodation comprises of the entrance hallway leading through to the dining room with a wonderful bay window. The lounge is very elegant showcasing BIBA wallpaper and beautiful feature fire place. The lounge leads through to good sized garden room with large windows giving you fantastic views with double doors giving you access to the garden. The bespoke kitchen has quality fitted wall and base units with a solid walnut work surface and Bosch appliances fitted throughout. The property also benefits from a study, a spacious utility room with space for appliances and W/C.

On the first floor you will find three super double bedrooms. The Master Bedroom and Bedroom Two have the benefit of fitted wardrobes. Bedroom Three is a brilliant size and has the option to be split into two separate bedrooms. The bathroom has been recently refurbished with great attention to detail with a double sink with Hudson Reeves taps and handmade solid oak tops. There is a separate shower with power shower and freestanding bath with Hudson and Reeves taps also.

Outside to the front is a block paved driveway with parking for several cars. To the rear is one of the main features of the house - an award winning rear garden mainly laid to lawn with mature shrubs, trees and new paved patio area ideal for outside entertaining. At the bottom of the garden is the added delight of a summer house by Dunster House. The property also has 24 hour CCTV front and back and has security lights all round.

**selling quality**  
property since 1995









War Memorial Park

Coventry Train Station



## Dimensions

### GROUND FLOOR

Entrance Hallway

Kitchen

3.72 x 3.64

Dining Room

3.62 x 3.33

Lounge

4.55 x 3.33

Sun Room

3.12 x 2.66

Study

2.52 x 2.16

Utility Room

4.41 x 2.2

WC

### FIRST FLOOR

Bedroom One

4.12 x 3.33

Bedroom Two

3.60 x 3.33

Bedroom Three

2.54 x 2.48

Bedroom Four

3.73 x 2.30

Family Bathroom

WC

EXTERNAL

Summer House

2.83 x 2.83

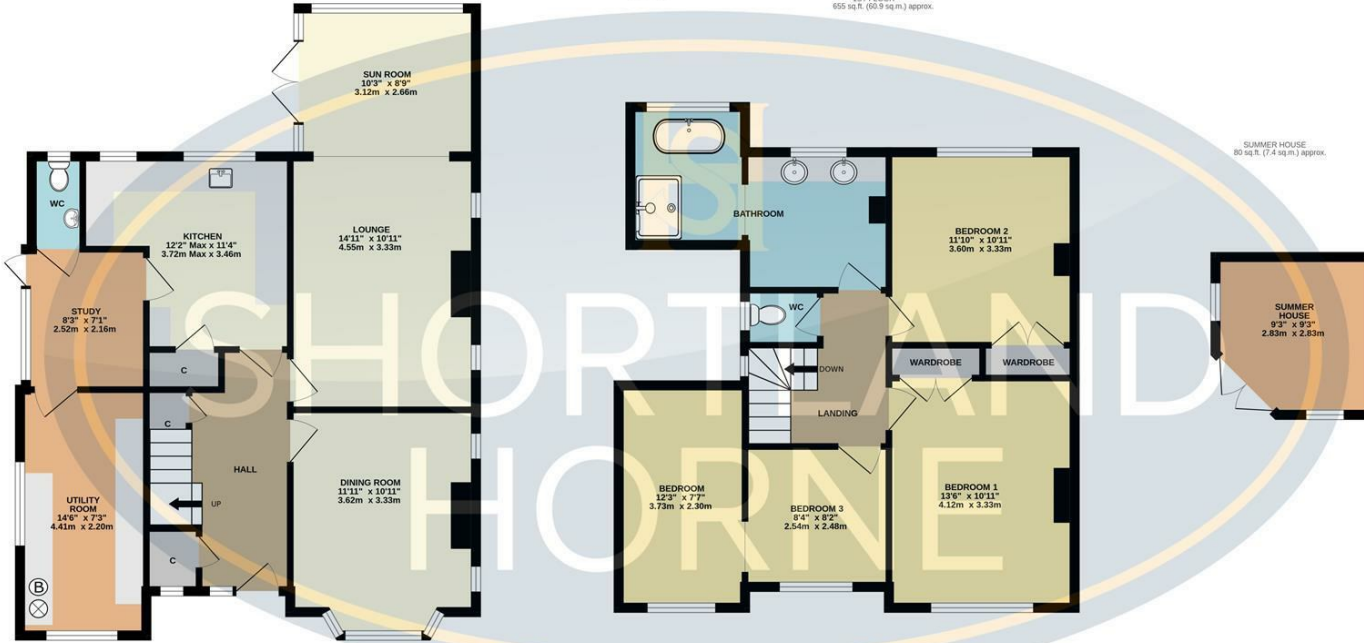


GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.

SUMMER HOUSE  
80 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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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**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.  
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**Location Map**



**PC**

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



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