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Armorial Road
CV3 6GJ

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Set on the highly sought-after Armorial Road in Styvechale, Coventry, this superbly presented four-bedroom detached family home offers an exceptional living experience. The property is ideally situated within walking distance of the picturesque War Memorial Park, as well as the vibrant city centre and train station, making it perfect for both leisure and commuting.

Upon entering, you are greeted by a spacious and inviting downstairs layout that features two well-appointed reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning kitchen dining room, which is designed to cater to modern family life, allowing for both casual dining and formal gatherings. A convenient WC completes the ground floor.

The first floor boasts four generously sized bedrooms, each designed with comfort in mind. The master bedroom suite is particularly impressive, featuring a super ensuite bathroom and a dressing room, ensuring a private retreat for the homeowners. The family bathroom is equally well-appointed, providing a stylish and functional space for all.

Outside, the property continues to impress with a beautifully landscaped rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, a detached brick-built outbuilding currently serves as a bar and entertainment room, offering a unique space for social gatherings. For those with a penchant for sports, the rear of the garden features an astro turf area, ideal for football and other outdoor activities.

This remarkable home combines modern living with a prime location, making it an ideal choice for families seeking both comfort and convenience in Coventry.

selling quality
property since 1995









Dimensions

Ground Floor

Bedroom 3

3.80 x 2.40

Hallway

Bedroom 4

3.32 x 2.55

Lounge

6.10 x 3.90

Bathroom

Kitchen/Dining Room

7.27 x 5.44

Sitting Room

4.90 x 3.62

Utility

W/C

Master Bedroom

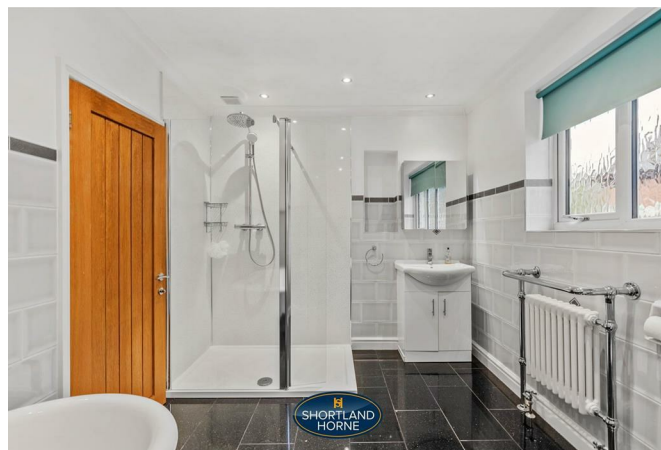
4.90 x 3.60

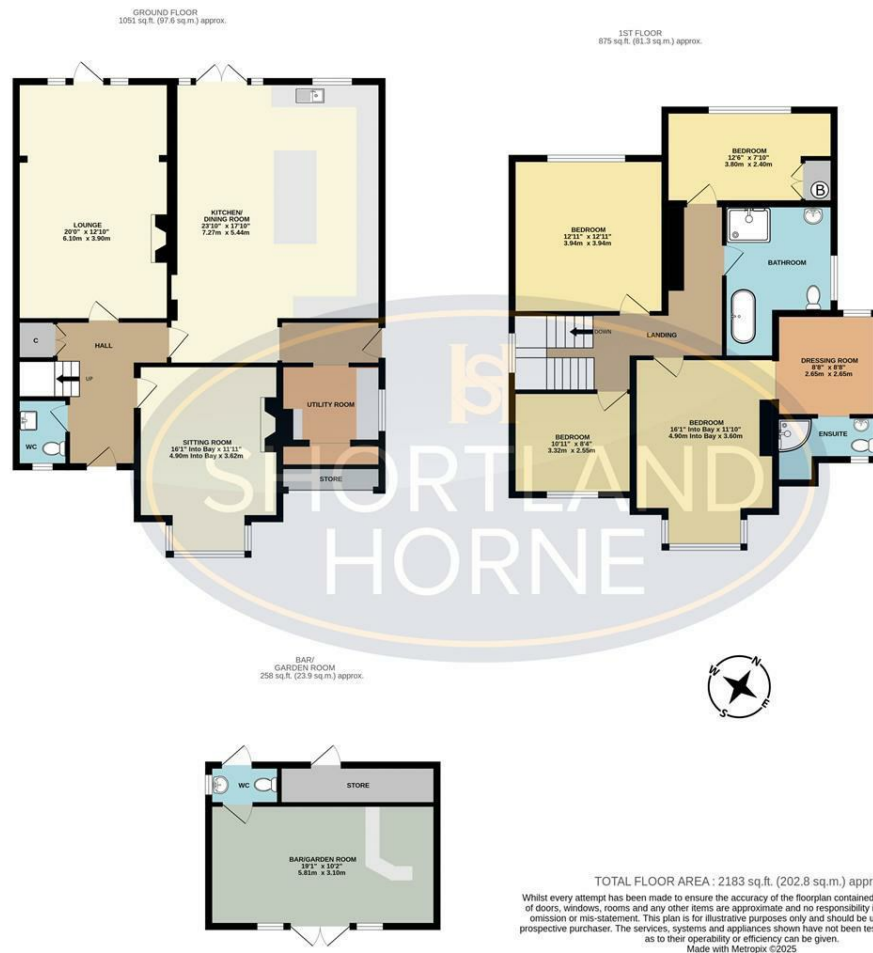
Dressing Room

En Suite

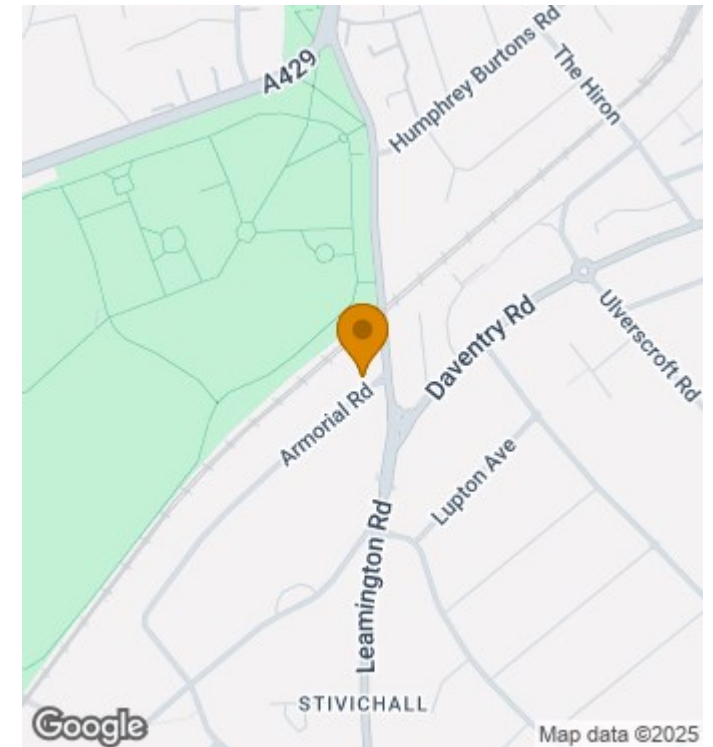
Bedroom 2

3.94 x 3.94

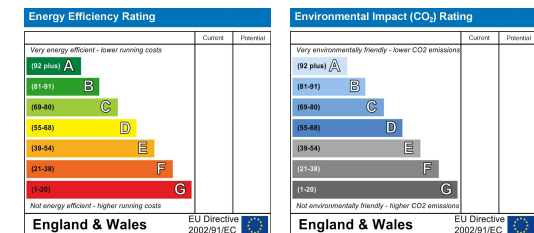




Location Map



EPC



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.



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