



**Coopers**

**Coopers**

Armorial Road, Styvechale

Guide Price £725,000



## Armorial Road

Styvechale, Coventry

Discover the charm of Armorial Road, nestled in the sought-after suburb of Styvechale.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Lovely family home in an enviable position
- Two great sized reception rooms, plus a large conservatory
- Spacious kitchen
- Ground floor shower room
- Four first floor bedrooms
- Primary bedroom with en-suite shower and WC
- Second bedroom with private shower
- Large family bathroom
- Useful attic space, accessed via stairs, with two distinct rooms
- Lovely garden overlooking the War Memorial Park



## Living Room

The front living room offers a bright, inviting space where natural light floods through a large bay window, framing a picturesque view of the tree-lined street. The room's generous proportions provide a comfortable setting for both relaxation and entertaining.

## Kitchen, dining and conservatory

The kitchen holds tremendous potential, being adjacent to both the dining room and a conservatory. This layout offers an exciting opportunity to combine these spaces into a spacious, open-plan area. By opening up the kitchen to the dining room and conservatory, you could create a large, light-filled room that's perfect for modern family living and entertaining. This flexible space could easily become the heart of the home, blending cooking, dining, and relaxation areas into one seamless, inviting environment.

## The Bedrooms

The first floor features four double bedrooms, each offering space and comfort. The master bedroom stands out with its en-suite, complete with a shower and WC, whilst a basin is conveniently located within the room itself. The second bedroom also offers added privacy with its own shower cubicle, making it ideal for guests or family members. The third and fourth bedrooms are spacious, providing flexibility for various uses, from children's rooms to home offices. Each bedroom is thoughtfully designed to ensure everyone has a comfortable and private space.

## The Bathrooms

This home offers a range of well-designed bathrooms to suit your lifestyle. Downstairs Shower Room: Convenient and practical, perfect for quick refreshes or guest use. First-Floor Family Bathroom: Spacious and versatile, with both a separate bath and shower to accommodate different needs. Primary Bedroom En-Suite: A private en-suite with a shower, WC, and toilet, offering comfort and privacy. Bedroom with Shower Cubicle: One bedroom includes a shower cubicle, adding extra convenience for guests or family members.





Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

024 7655 2841 • [sales@coopersestateagents.com](mailto:sales@coopersestateagents.com) • [www.coopersestateagents.com/](http://www.coopersestateagents.com/)



Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, [sales@coopers-cov.com](mailto:sales@coopers-cov.com). Company Registration

Number: 6725089 / VAT number: 940 3555 34