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Franciscan Road
Cheylesmore CV3 6HB

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Shortland Horne are delighted to present this three-bedroom semi-detached family home, occupying a particularly good-sized plot on the popular Franciscan Road. Offering well-proportioned accommodation, a detached garage and, importantly, excellent potential to extend and further develop the existing footprint, the property represents a fantastic opportunity for buyers looking for a home they can enhance over time, subject to the necessary planning permissions.

The accommodation begins with an entrance porch leading into the hallway, with stairs rising to the first floor. A real feature of the ground floor is the generous through living room, providing an excellent amount of space for both lounge and dining furniture and making this a versatile room for everyday family life and entertaining.

To the rear is the kitchen, which leads through to a useful sunroom overlooking the garden. The current layout provides plenty of opportunity for reconfiguration, with the size of the plot lending itself particularly well to buyers wishing to explore a larger open-plan kitchen/dining/family space or further ground-floor accommodation in the future, subject to the relevant consents.

On the first floor, the landing provides access to three bedrooms, including two particularly well-proportioned principal bedrooms alongside a third bedroom which would work equally well as a child's room, nursery or home office. The accommodation is completed by the family bathroom.

Outside is where this property really comes into its own. The home sits on a generous plot, providing valuable outside space and numerous possibilities for extending the current accommodation. Whether considering a rear extension, side development or a more substantial redesign, there is genuine scope to create a significantly larger family home, all subject to planning permission and building regulations.

A further benefit is the substantial detached garage, ideal for secure parking, storage, a workshop or potentially offering further possibilities depending on a purchaser's requirements.

Overall, 5 Franciscan Road is a superb opportunity to acquire a traditional three-bedroom semi-detached home with space, a sizeable plot and considerable future potential. Ideally suited to families, upsizers or buyers wanting to put their own stamp on a property, this is a home where the plot and possibilities are every bit as appealing as the existing accommodation.

Franciscan Road is ideally positioned within the popular and well-established residential area of Cheylesmore, to the south of Coventry city centre. The location is particularly convenient for families, professionals and commuters, combining excellent access to everyday amenities with superb transport connections across Coventry and the wider Midlands.

A wide selection of shops and services can be found close by around Quinton Parade and Daventry Road, including supermarkets, convenience stores, cafés, takeaways and other useful amenities. The property is also particularly well placed for Coventry city centre, while Coventry Railway Station is approximately half a mile away, providing regular direct services to Birmingham, London Euston and other major destinations.

Families are well catered for with a good selection of schooling nearby. Manor Park Primary School is approximately a quarter of a mile away, with St Thomas More Catholic Primary School and Stivichall Primary School also within easy reach. Secondary schooling in the wider area includes Blue Coat Church of England School, Meadow Park School and Finham Park School, while King Henry VIII School is also conveniently located nearby.

The area benefits from excellent road connections, with easy access towards the A45 and A46, providing onward links to the wider motorway network and surrounding areas including Warwick, Kenilworth and Leamington Spa. Regular local bus services operate close to Franciscan Road, with stops located within a short walk of the property.

For leisure and recreation, Cheylesmore offers a number of local parks and green spaces, while the highly regarded War Memorial Park is also easily accessible and provides extensive open space, walking routes, children's play areas and sporting facilities. Coventry city centre offers an additional range of shopping, restaurants, entertainment and cultural attractions.

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Dimensions

GROUND FLOOR

Porch
1.50m x 1.83m

Hallway
3.84m x 1.75m

Living Room
7.57m x 3.53m

Kitchen
4.14m x 1.98m

Sun Room
1.80m x 2.49m

FIRST FLOOR

Bedroom One
4.19m x 3.15m

Bedroom Two
3.35m x 3.35m

Bedroom Three
2.31m x 2.18m

Bathroom
1.73m x 1.96m

OUTSIDE

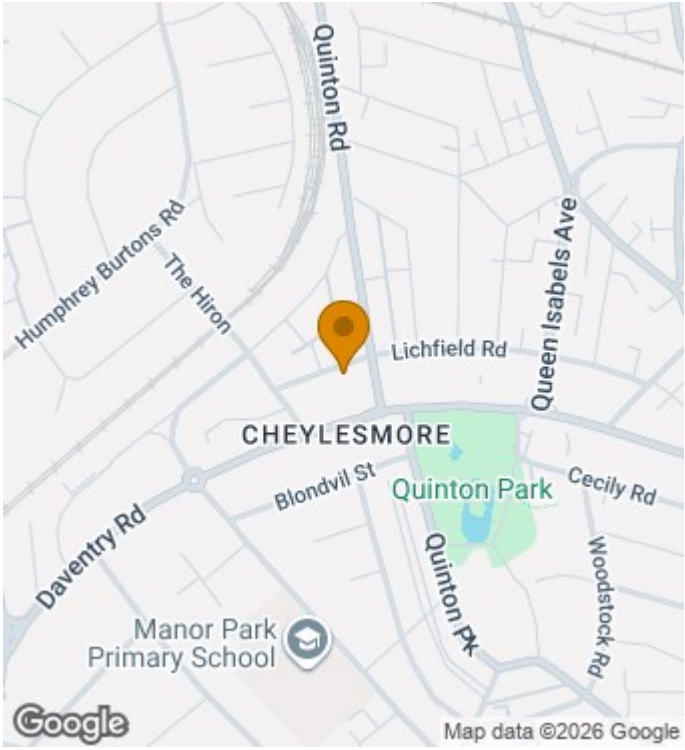
Garage
6.63m x 2.74m

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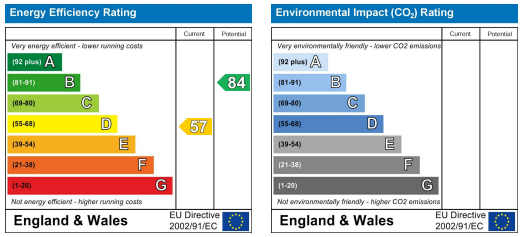
Floor Plan



Location Map



EPC



Total area: sq ft

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 ccordance 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.

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