


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

FRANCISCAN ROAD,
COVENTRY, CV3 6HB

£290,000

FRANCISCAN ROAD



PROMINENCE
— ESTATES —

Situated in the highly sought after area of Cheylesmore, this well-presented three bedroom end of terrace home offers spacious accommodation and a rare detached double garage to the rear. The property has been maintained to a high standard throughout and is ideal for families, first-time buyers or those looking to move into a well-established and popular residential neighbourhood.

Cheylesmore is a desirable location offering a wide range of local amenities including supermarkets, cafés, convenience stores and takeaways, all within walking distance. The property is also conveniently located near the vibrant Coventry city centre, which provides an extensive selection of shopping, dining and leisure options.

Transport links from this area are excellent. The property offers easy access to the A45, A46 and the M6, making it ideal for commuters. Coventry Railway Station is just a short walk away and provides direct services to Birmingham, London and other major cities. Regular local bus services also offer reliable connections across the city.

Families will benefit from several well-regarded schools nearby, including Manor Park Primary School, St Thomas

More Catholic Primary School and Blue Coat School, all offering quality education within close reach.

This beautifully presented home in Cheylesmore combines generous living space with a convenient location, excellent transport links and the added benefit of a detached double garage, making it a fantastic opportunity for a wide range of buyers.

Living Room 13'1" x 10'10"

Dining Room 10'9" x 10'11"

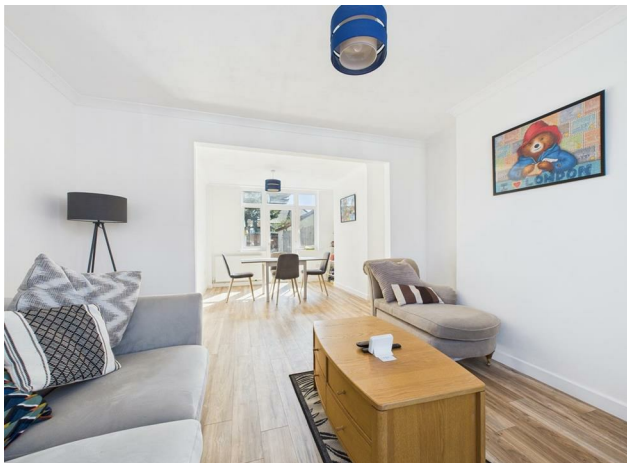
Kitchen 7'11" x 17'6"

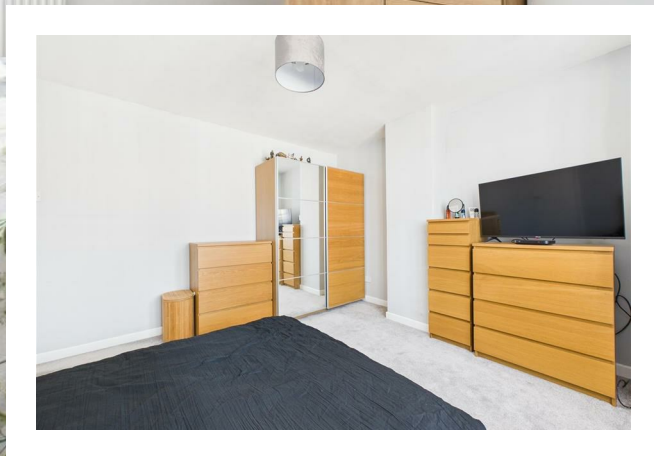
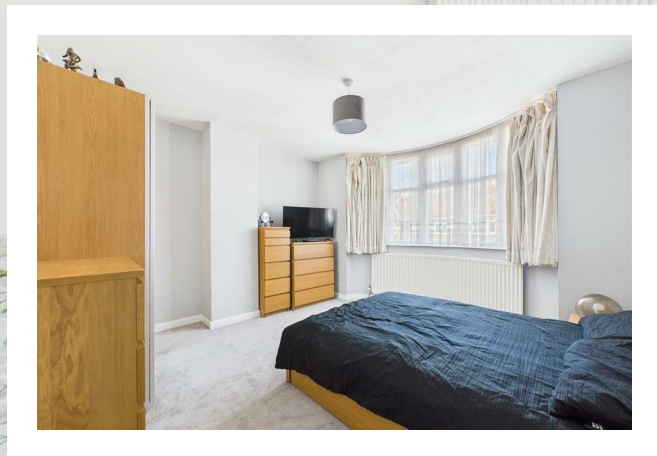
Master Bedroom 12'7" x 10'11"

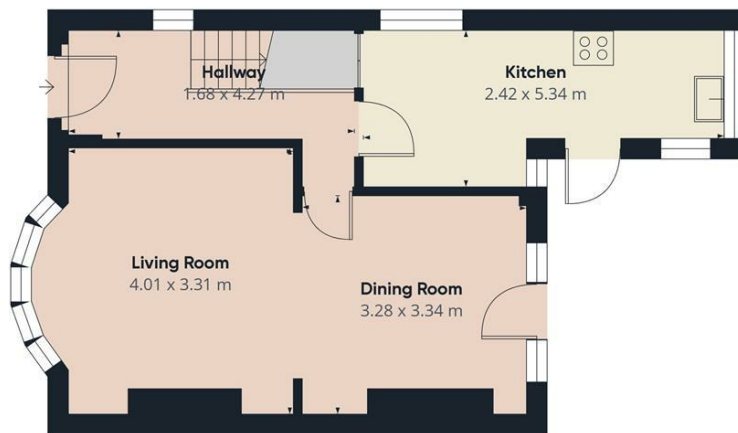
Bedroom Two 12'7" x 11'0"

Bedroom Three 6'2" x 7'10"

Bathroom 6'0" x 5'3"







Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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