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Frankpledge Road  
CV3 5GT



# Frankpledge Road

## CV3 5GT

Welcome to this charming property located on Frankpledge Road in the sought-after area of Cheylesmore. This delightful detached family home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is plenty of room for the whole family to enjoy a comfortable and peaceful night's sleep.

The property features two bathrooms, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, these well-appointed bathrooms will meet all your needs.

Situated in a desirable neighbourhood, this house offers not only a lovely living space but also a sense of community and security. The location provides easy access to local amenities, schools, and parks, making it an ideal choice for families looking to settle down in a welcoming environment.

Outside there is a block paved driveway ideal for a car and to the rear there is a well established well thought of garden.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property on Frankpledge Road has to offer.











  
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## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Lounge

4.42m x 4.42m

Kitchen/Diner

5.46m x 2.92m

Conservatory

3.43m x 2.95m

Garage

5.89m x 2.64m

### FIRST FLOOR

Bedroom

3.35m x 3.10m

Shower Room

Bedroom

3.25m x 2.57m

Bedroom

3.48m x 2.54m

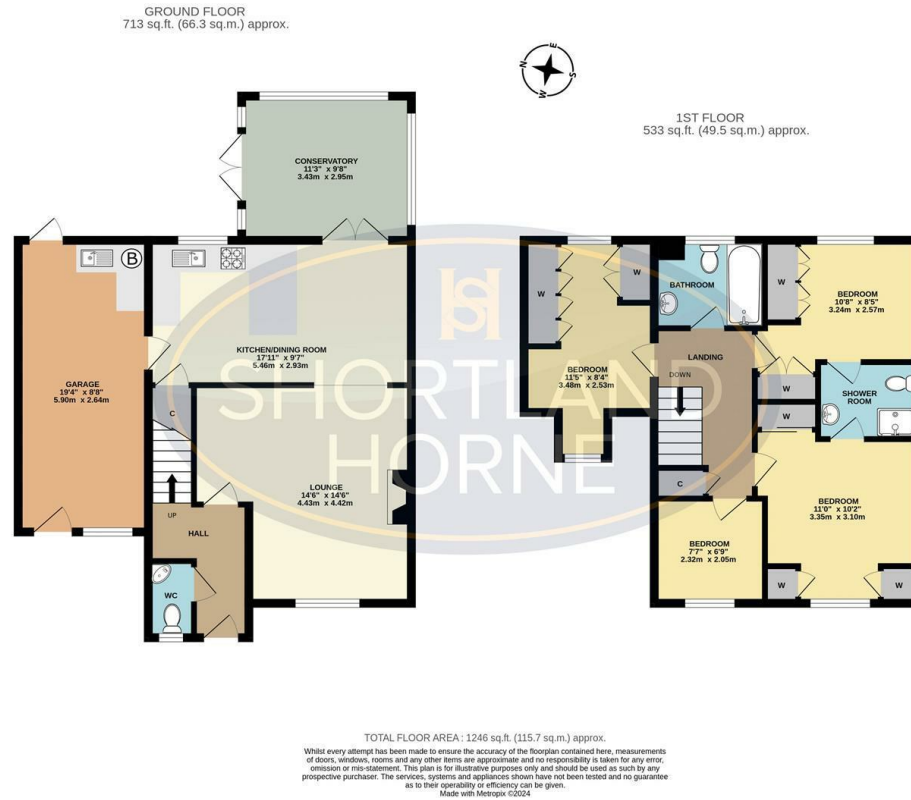
Bedroom

2.31m x 2.06m

Bathroom



# Floor Plan



Total area: 1246.00 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 Home.

**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 Home 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

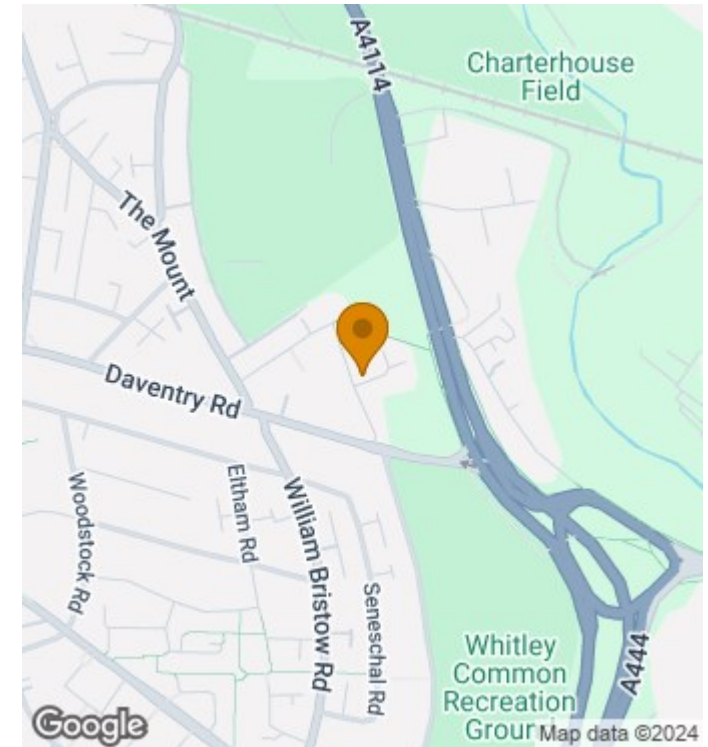
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

# Location Map



## EPC

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



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