



## 50 & 50A JOAN WARD STREET

COVENTRY, CV3 5FW

- OVER 1,750 SQUARE FEET
- CLOSE TO STATION & TOWN CENTRE
- SELF CONTAINED ANNEX
- SOUTH FACING GARDEN
- PARKING TO FRONT & REAR
- QUIET LOCATION
- 4 BEDROOMS PLUS NURSERY/STUDY
- 3 BATHROOMS
- GARAGE
- EPC RATING TBC, COUNCIL TAX BAND C





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# THE PROPERTY

## THE PROPERTY

An incredibly rare opportunity to purchase an extended family home with an adjoining annex, perfect for housing elderly relatives looking for an independent living arrangement. The property is ideally placed within easy walking distance to the city centre and Coventry Railway Station with Daventry Road shopping parade easily accessible in the opposite direction.

The flexible accommodation briefly offers, Entrance Hall, Lounge, Family Room, Dining Kitchen and Shower Room. On the first floor there are three very generous sized double bedrooms and an additional Study or Nursery Room. There is a family Shower Room located off the main landing.

The annex is accessed from a side Porch meaning that the accommodation is completely self contained, once inside the Porch you then move into the Kitchen then on to the Living room. The Living room is spacious and has a built in storage cupboard, there is a bedroom leading off and access to an internal lobby with a Shower Room.

Externally there is direct vehicular access to off street parking and there are extensive gardens to front side and rear. There is also direct access to a detached garage.

Please call Elizabeth Davenport Coventry office where one of our friendly team will handle all of the viewing arrangements.

## THE LOCATION

This property is situated only a stones throw from Quinton Parade and The War Memorial Park. Coventry town centre and Railway Station are within convenient walking distances making this an ideal location for commuters.

Close schools include King Henry VIII, Manor Park Primary and Whitley Academy. Local conveniences including Restaurants and a family Pub can be found on the Daventry Rd along with a newly opened Asda Supermarket.

Jaguar Landrover, a major local employer based in Whitley is also only a short journey by car, bike or an energetic walk.

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## THE LOCATION

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

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Call us for a free property appraisal, we're here to help you move.



# THE FLOORPLAN



Total area: approx. 162.2 sq. metres (1746.0 sq. feet)



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