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Joan Ward Street

Cheylesmore CV3 5FW

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* SINGLE STONE BAYED TERRACE * WITHIN WALKING DISTANCE OF CITY CENTRE & RAILWAY STATION * EXTENDED GROUND FLOOR ACCOMMODATION * 3 BEDROOMS * LARGER THAN AVERAGE GARAGE * NO UPWARD CHAIN

Nestled on Joan Ward Street in the charming area of Cheylesmore, Coventry, this delightful three-bedroom terraced house presents an excellent opportunity for both families and professionals alike. The property boasts a single stone bay, adding character and charm to its exterior.

One of the standout features of this home is the full-width breakfast kitchen extension, which provides a spacious and inviting area for cooking and dining. This extension not only enhances the living space but also allows for an abundance of natural light, creating a warm and welcoming atmosphere.

The property includes three bedrooms, making it ideal for a growing family or those in need of extra space for guests or a home office. Additionally, the larger than average concrete block garage offers ample storage or the potential for a workshop, catering to various needs.

Conveniently located within walking distance of the city centre and railway station, residents will enjoy easy access to a range of amenities, including shops, restaurants, and public transport links. The absence of an upward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

This terraced house on Joan Ward Street is a fantastic opportunity to acquire a lovely family home occupied by the present owners over the past 50 years in a sought-after location. With its blend of character, space, and convenience, it is sure to attract considerable interest. Do not miss the chance to make this property your own.

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Dimensions

ENTRANCE HALL
0.36m x 1.65m

BAY WINDOWED LOUNGE/ DINER
5.46m x 3.56m

FULL WIDTH BREAKFAST KITCHEN
5.13m x 2.51m & 2.69m x 1.93m

LANDING
1.83m x 0.91m

BEDROOM ONE
3.91m x 3.15m

BEDROOM TWO
3.56m x 2.46m

BEDROOM THREE
2.13m x 1.98m

FULLY TILED BATHROOM WITH SHOWER
1.68m x 1.45m

DIRECT ACCESS BRICK PAVIOUR CAR PARKING BAY

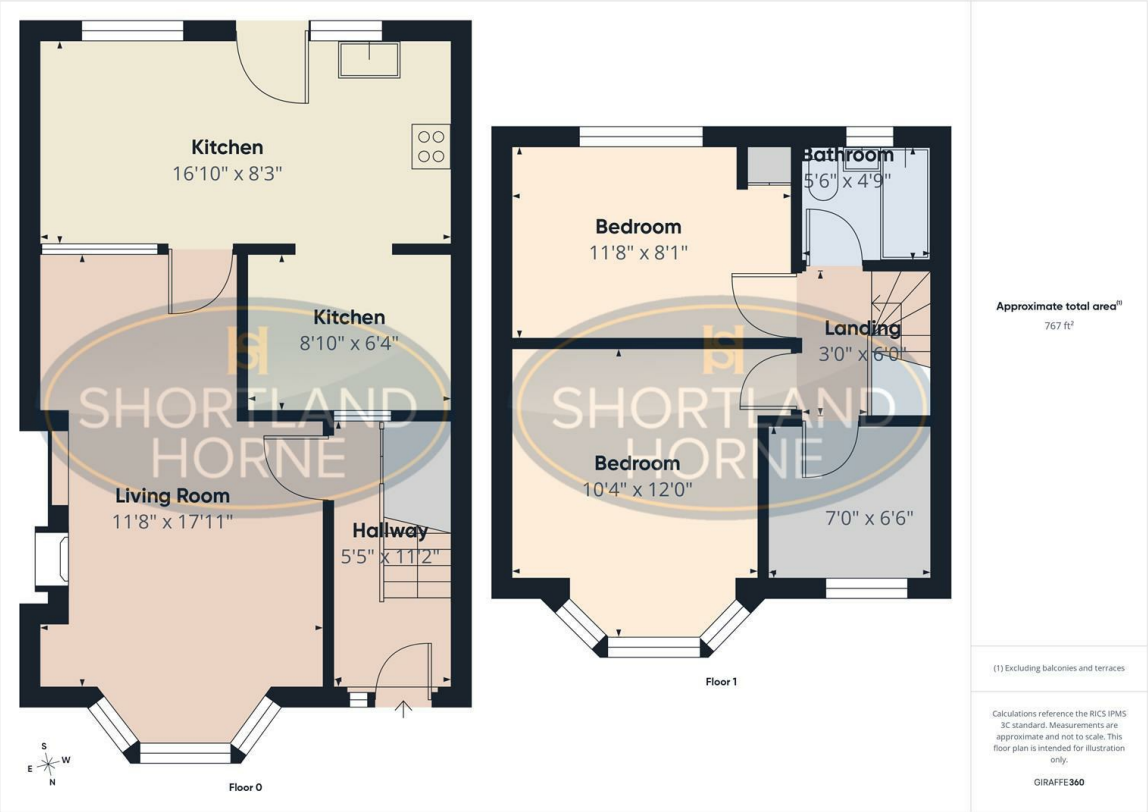
REAR CAR ACCESS TO CONCRETE BLOCK DETACHED GARAGE

ENCLOSED REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



Total area: 767.00 sq ft

Disclaimer

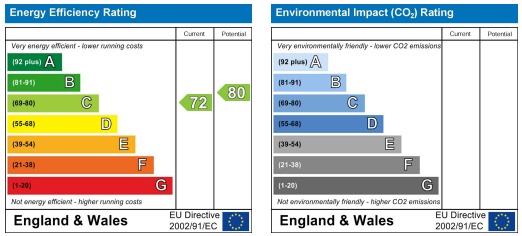
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

Shortland Horne'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 Horne 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



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