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Joan Ward Street  
CV3 5FW

# Joan Ward Street

## CV3 5FW

\* EXTENDED DOUBLE STONE BAYED TERRACE \* GAS CH & DOUBLE GLAZED \* FULL WIDTH KITCHEN EXTENSION \* 2 BEDROOMS & NURSERY/ STUDY \* CONCRETE GARAGE \* NO UPWARD CHAIN

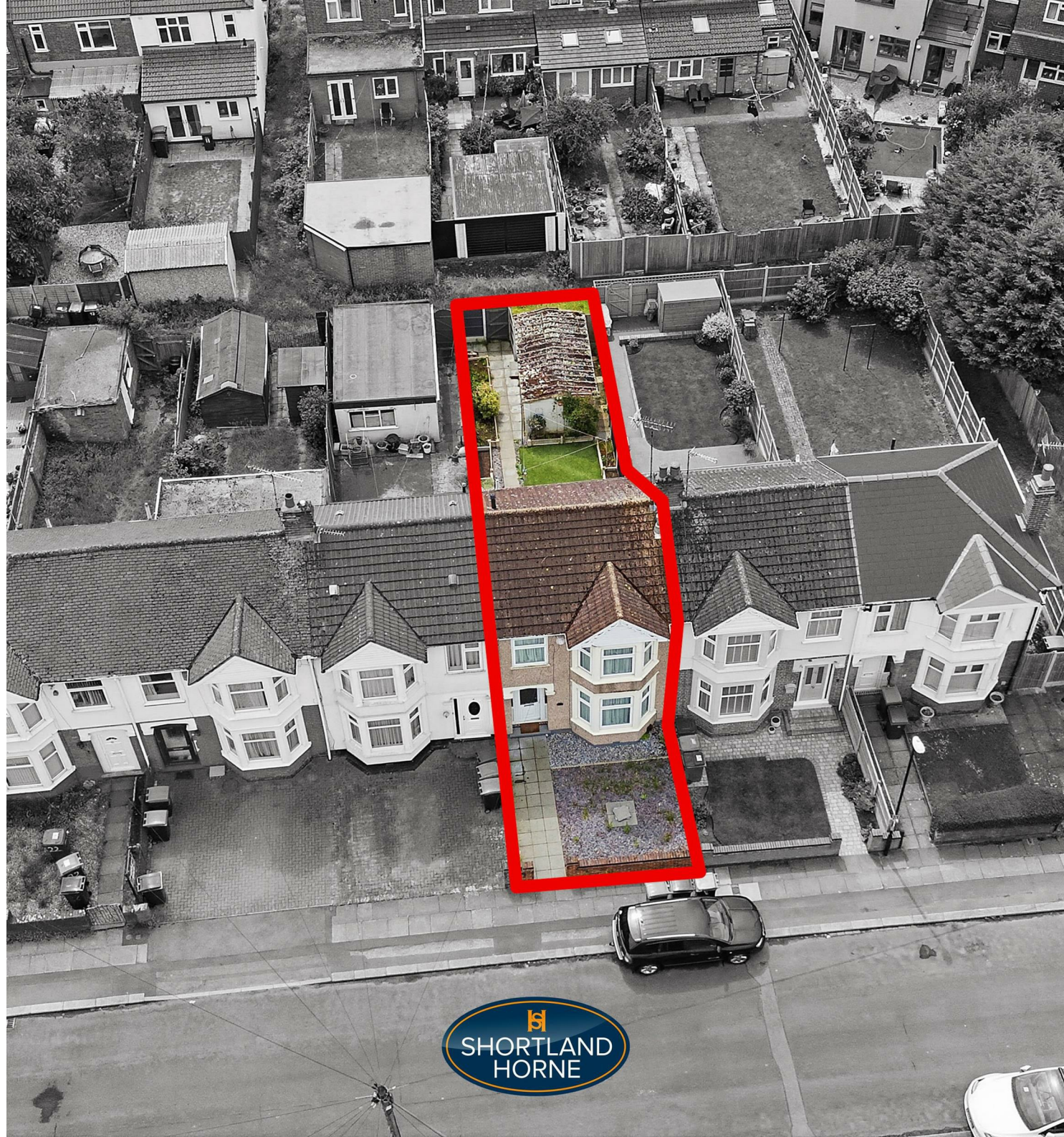
Welcome to this charming extended single stone bayed terrace house located on Joan Ward Street in Cheylesmore. This delightful property boasts two well-proportioned bedrooms and nursery/ study, with no upward chain.

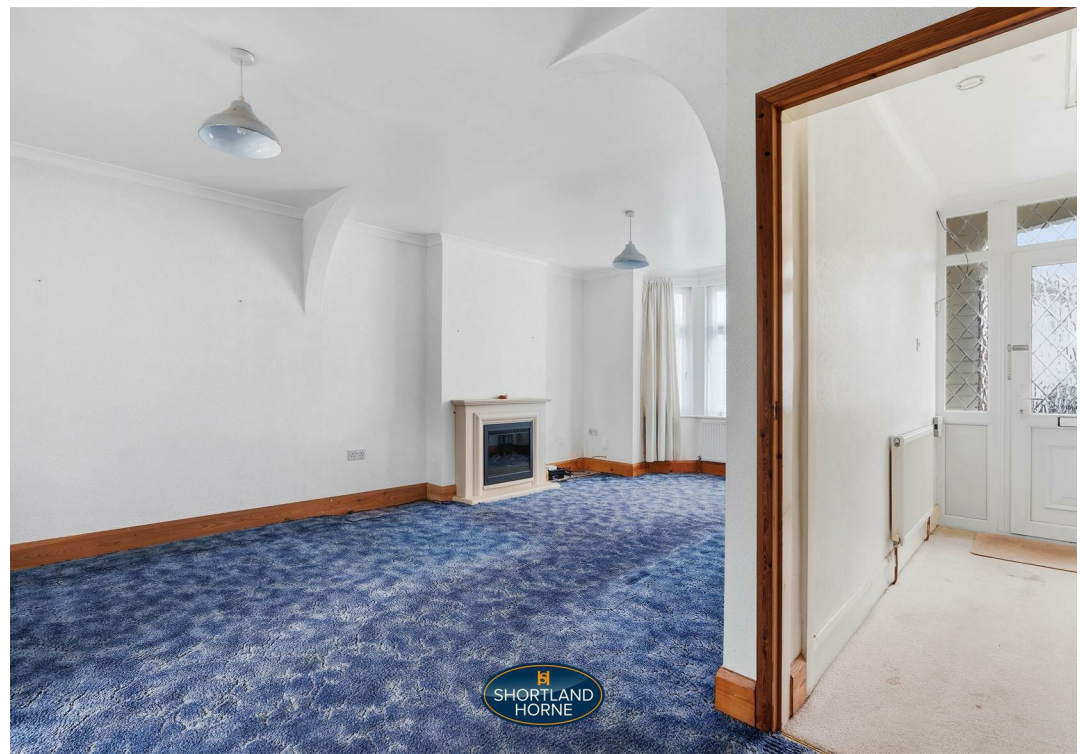
As you enter, you are greeted by a lovely bay-windowed lounge that fills the room with natural light, creating a warm and inviting atmosphere. The layout is both practical and comfortable, perfect for relaxing or entertaining guests through to refitted full width kitchen extension with dark alpine blue fitted units.

One of the standout features of this property is its convenient location. Situated within walking distance of the city centre, you will have easy access to a variety of shops, and local amenities within the Daventry Road shopping parade ensuring that everything you need is just a short stroll away.

Additionally, the property includes a concrete sectional garage, providing valuable storage space or the perfect spot for your vehicle.

This home is offered with no chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of Coventry's vibrant community. Don't miss your chance to view this lovely home and experience all it has to offer.









## Dimensions

ENTRANCE HALL  
BAY WINDOWED  
LOUNGE/ DINING  
ROOM

5.43 x 3.36

FULL WIDTH  
REFITTED KITCHEN  
EXTENSION

5.07 x 2.40

LANDING

BEDROOM ONE

3.88 x 3.55

BEDROOM TWO

3.55 x 2.47

NURSERY / STUDY

2.37 x 2.00

CONCRETE  
SECTIONAL GARAGE

5.15 x 2.60

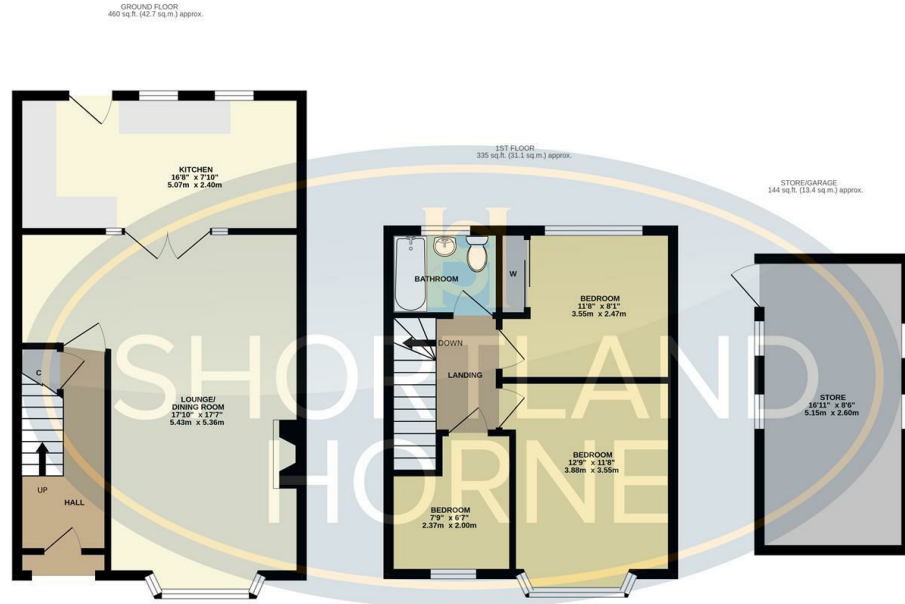
FRONT & ENCLOSED  
REAR GARDEN

VIEWING HIGHLY  
RECOMMENDED

NO UPWARD CHAIN

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# Floor Plan



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Total area: 939.00 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

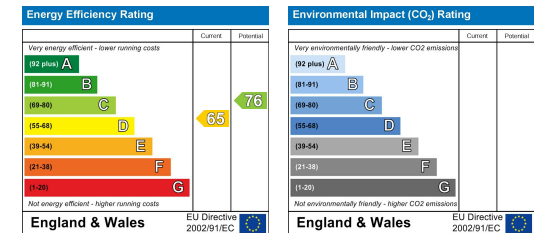
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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