


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

JOAN WARD STREET,
CHEYLESMORE, COVENTRY, CV3 5FW

OFFERS OVER
£300,000

JOAN WARD STREET



PROMINENCE ESTATES

OFFERED WITH NO CHAIN!!! This attractive three bedroom end of terrace family home offers an extended kitchen diner, stylish decoration throughout, permit street parking and a lovely rear garden with a useful shed office. Situated in the popular Cheylesmore area, the property provides flexible living space and is ideal for families or buyers looking for a well presented home close to local amenities, schools and excellent transport links.

The accommodation begins with a welcoming entrance hallway leading into a comfortable living room which provides a bright and relaxing space for everyday family life. To the rear, the extended kitchen diner is a real feature of the home. This space offers ample room for cooking, dining and entertaining, with fitted units, work surfaces and space for appliances. The layout creates a social hub of the home and provides direct access to the rear garden.

To the first floor there are three well proportioned bedrooms, including two good sized double rooms and a further bedroom which would be ideal as a child's room, nursery or home office. The family bathroom is well maintained and fitted with a modern suite.

Outside, the rear garden is both attractive and practical, offering a pleasant space for relaxing, outdoor dining and family use. A particular highlight is the garden office, which provides an excellent additional space for home working, hobbies or storage. Permit street parking is available to the front of the property.

The location is a major advantage, with a wide range of local shops,

supermarkets, cafes and everyday amenities within easy reach. There are well regarded primary and secondary schools nearby, making this an excellent choice for families. Coventry city centre is close by and offers extensive retail, dining and leisure facilities. Transport links are excellent, with regular bus services and convenient access to the A45 and A46, providing straightforward routes to surrounding areas including Warwick, Leamington Spa and Birmingham.

This is a fantastic opportunity to purchase a well maintained and extended family home in a sought after part of Coventry, offering flexible living space, a lovely garden and a highly convenient location.

Living Room 14'9" x 9'0"

Kitchen/Dining Room 17'8" x 15'0"

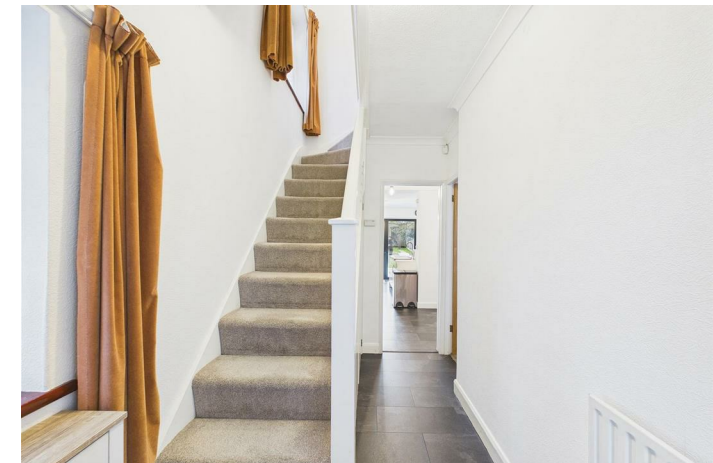
Master Bedroom 11'8" x 8'9"

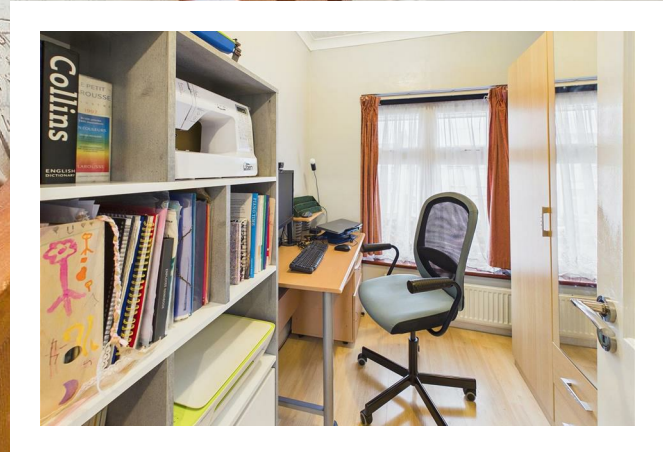
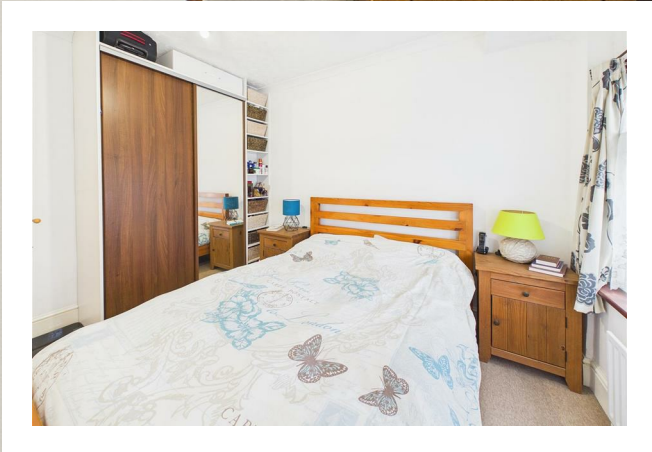
Bedroom Two 9'5" x 10'4"

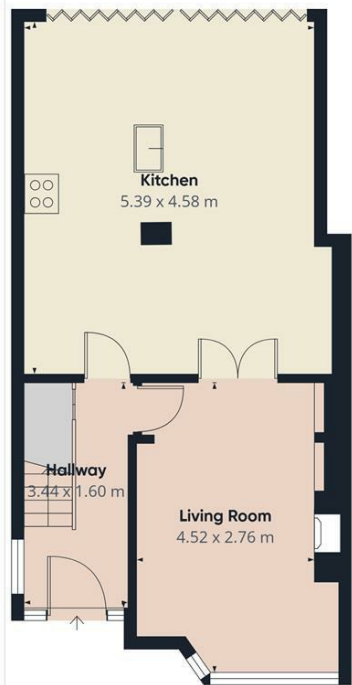
Bedroom Three 7'1" x 6'11"

Bathroom 5'0" x 5'5"

Sunroom 5'6" x 8'10"







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



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		
	65	72

England & Wales EU Directive 2002/91/EC

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