



**MATTHEW JAMES**  
Property Services



## 36 Joan Ward Street

, Coventry, CV3 5FW

£289,995



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## GROUND FLOOR

### Entrance

Accessed via PVCu front door, being a fully tiled entrance hallway with radiator and doors leading to:

### Lounge

13'1" x 11'5" (4.0 x 3.5)

To the front aspect with PVCu bay window and electric feature fireplace.

### Kitchen / Diner

17'4" x 16'8" (5.3 x 5.1)

Fully equipped with plenty of wall and base units for storage. Integrated appliances include electric oven and separate grill, gas four ring burner hob. Free standing space for dishwasher and American style fridge freezer. Fully tiled flooring continues through from the hallway. PVCu window to rear aspect and french doors opening out to the rear, south facing garden space.

### Utility / Cloakroom

7'10" x 5'10" (2.4 x 1.8)

To the front aspect with space, plumbing and electrics for a washing machine and a tumble dryer - additional storage provided by the wall units. A radiator, low level WC and wash handbasin complete this very handy room.

### Bedroom Four with EnSuite

9'10" x 11'5" (3.0 x 3.5)

To the rear aspect, with PVCu window overlooking rear garden, fitted wardrobes, radiator and door into:

### EnSuite

6'6" x 5'10" (2.0 x 1.8)

A spacious room being fully tiled with shower enclosure, dual head mainsfed shower, vanity units with inset wash hand basin and low level WC.

## FIRST FLOOR

### Bedroom One

11'9" x 10'5" (3.6 x 3.2)

To the front aspect, a double sized room with PVCu bay window, fitted wardrobes and radiator.

### Bedroom Two

11'9" x 7'10" (3.6 x 2.4)

To the rear aspect, another good sized double bedroom with PVCu window and radiator.

### Bedroom Three

6'10" x 5'2" (2.1 x 1.6)

To the front aspect, a single room with PVCu window and radiator.

### Family Bathroom

7'6" x 4'7" (2.3 x 1.4)

To the rear aspect, being fully tiled with obscured PVCu window and radiator. This space easily accommodates the double walk in shower enclosure, vanity unit with inset wash hand basin and low level WC.

## OUTSIDE

Off road parking is provided by the block paved frontage. To the rear, the private garden is fully enclosed and can also be accessed via the gated shared access to the side of the property. Mainly laid to lawn

with an elevated patio area just outside the French doors.



## Road Map



## Hybrid Map



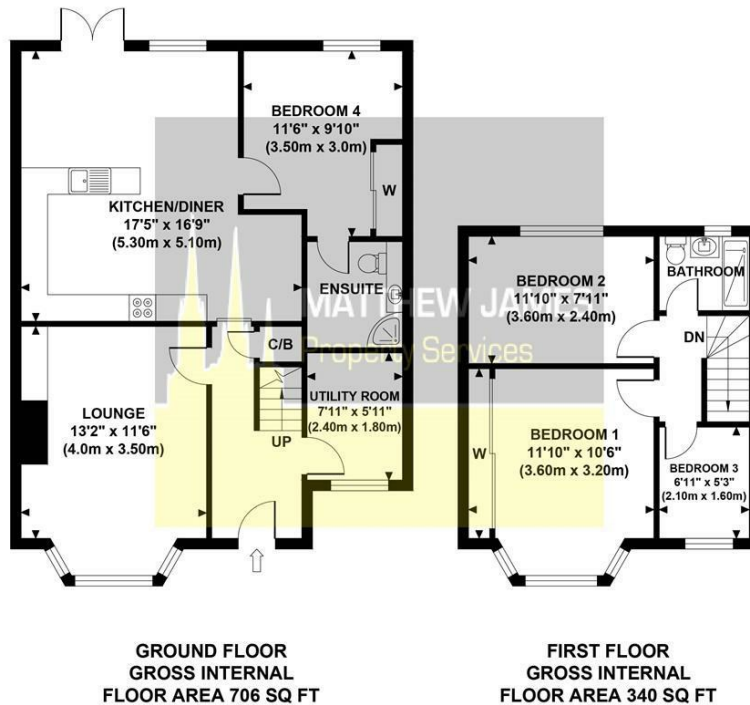
## Terrain Map



## Floor Plan

### JOAN WARD STREET

Approximate Gross Internal Area 1046 sq ft / 97.20 sq m

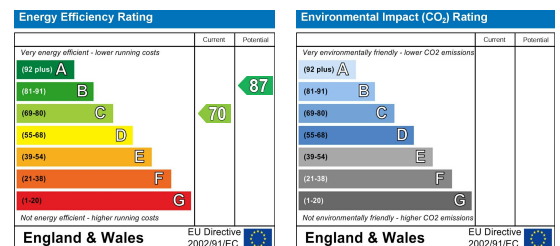


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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