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Joan Ward Street  
CV3 5FW

# Joan Ward Street

## CV3 5FW

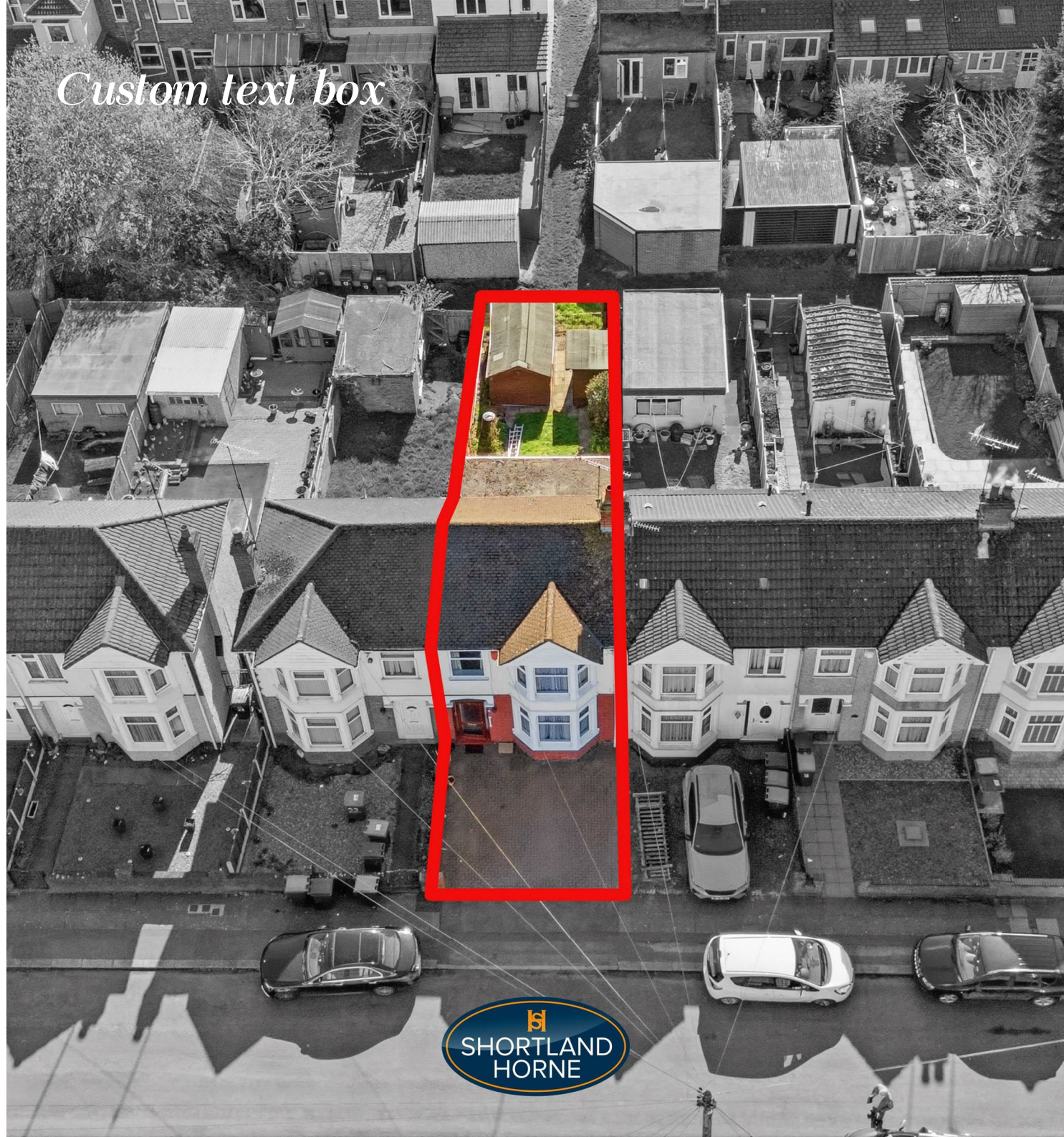
**\*\* AUCTION \*\*** Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £180,000

Nestled in the heart of Coventry on Joan Ward Street, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

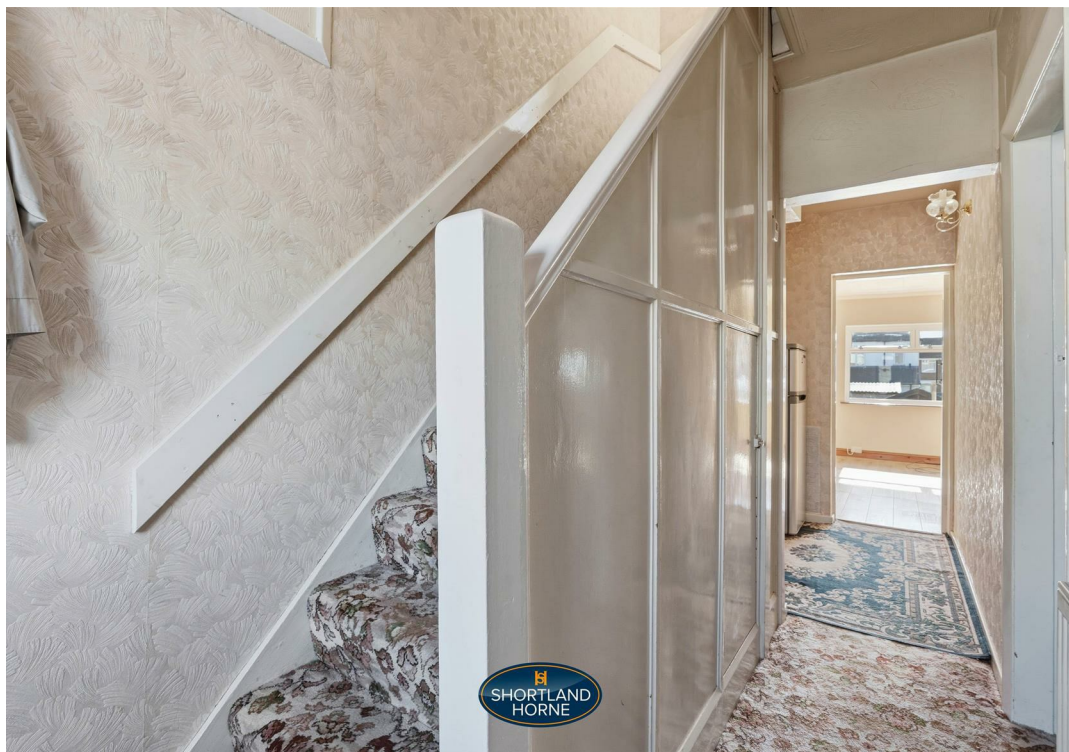
Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a balance of convenience and comfort. The surrounding area boasts excellent transport links, allowing for easy access to the wider Coventry region and beyond.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

5.51m x 3.63m

Dining Room

4.27m x 2.67m

Kitchen

4.27m x 2.49m

### FIRST FLOOR

Bedroom One

3.58m x 2.95m

Bedroom Two

3.58m x 2.46m

Bedroom Three

1.70m x 1.70m

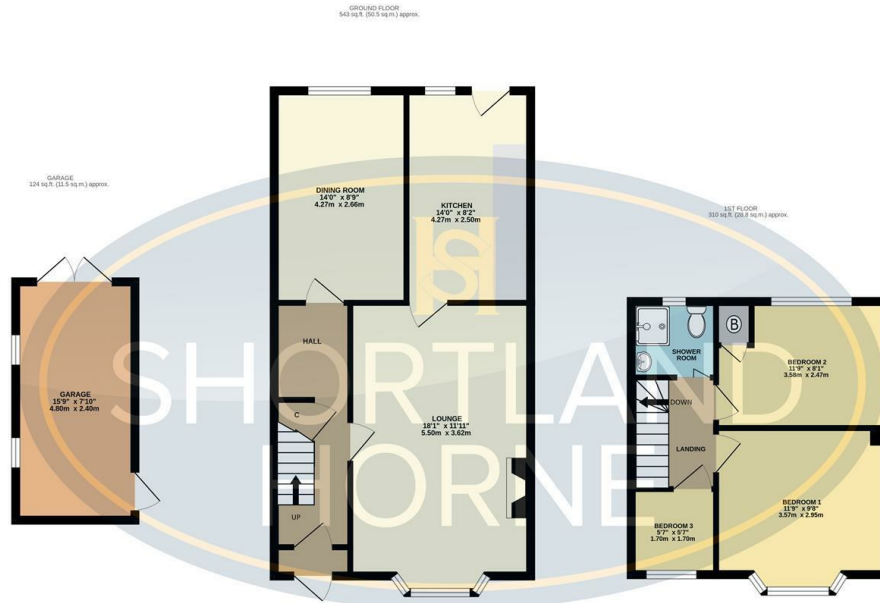
Shower Room

### OUTSIDE

Garage

4.80m x 2.39m

# Floor Plan



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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Total area: 978.00 sq ft

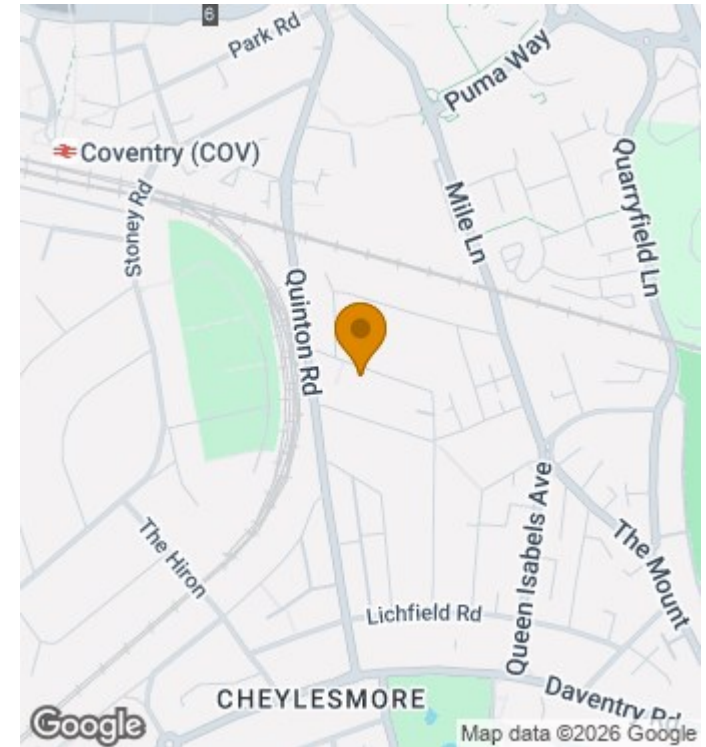
**Disclaimer**

**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

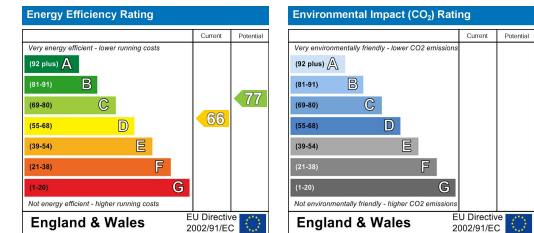
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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