



22 Long Close Avenue

ALLESLEY VILLAGE, COVENTRY, CV5 9GH

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever imagined feeling the warmth of the summer's sun relaxing in the privacy of your own balcony? Sound idyllic? This dream can be your new reality with this spacious second-floor penthouse flat.

Property at a glance

- Second Floor Penthouse Flat
- Two Double Bedrooms
- Spacious Living Room
- Extensive Loft Space
- Balcony With Attractive Views
- Lawned Communal Garden
- External Store
- Schools Within Walking Distance
- Excellent Commuter Links
- EPC Rating - C





The spacious living room offers a generous amount of living space with ample room for a television, multiple sofas and a dining table. The whole space feels very light and airy thanks to the large South-facing window which makes it a perfect place to enjoy a hearty meal and to entertain guests.

The modern kitchen offers a range of eye-level units as well as matching base units which form a U-shape. The U-shaped worktops provide a wealth of space for food preparation. The kitchen features an integrated 4-zone induction hob, a built-in Beko oven, an integrated stainless steel cooker hood, a built-in stainless steel sink as well as space for two appliances which is currently home to a fridge-freezer as well as a washer dryer.

The master bedroom is a fabulous size and can comfortably accommodate even a king-size double bed. What's more the master bedroom offers two large built-in wardrobes which provide plenty of space for clothes storage. The generous master bedroom benefits from a very large south-facing window which provides lovely views of the front of the property. The second bedroom is large enough to comfortably accommodate a double bed and benefits from a large window which fills the room with natural light.



The generous balcony is a fantastic space to sit back, relax and enjoy an early morning coffee or perhaps a glass of wine at the end of a hard day's work.

“For me there are few properties that come to the market that compare to this property, the amount of space it offers in the desirable location of Allesley Village makes this a rare find”

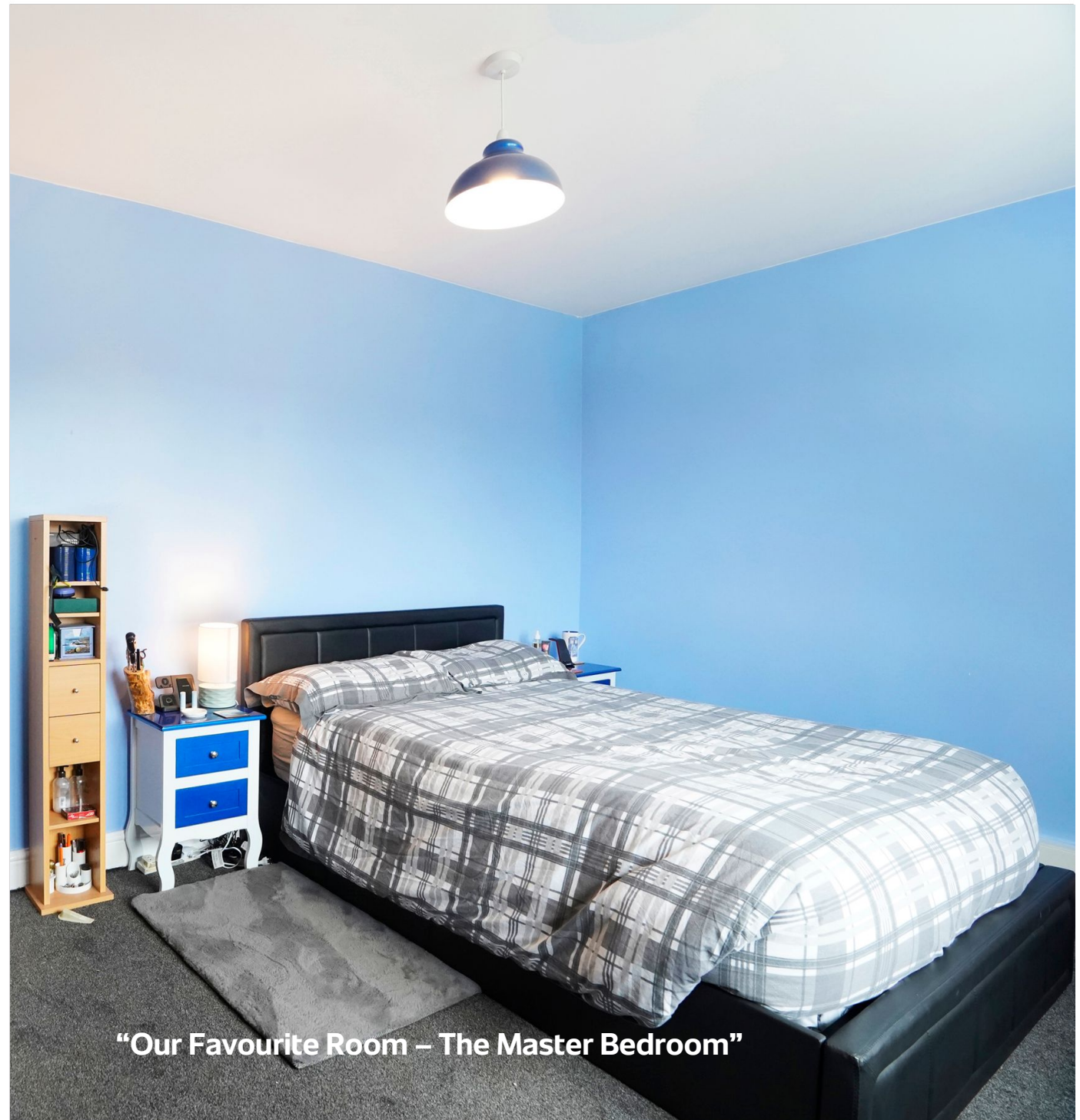
The Seller's View

"This was our first home and we have loved having a place to call our own, we have loads of room here and the storage offered by the loft space, the store outside and the built in cupboards is very handy"

"Summer is our favourite time of year here. We can open up all the windows and the balcony door which allows a gentle summer breeze to flow through the space"

"Our fondest memory from living here is when we had the whole family round for my birthday and we were all sat together joking, laughing and enjoying a bite to eat in the living room"

"When we bought our home it was the balcony that sold it to us, it offers us somewhere to house our guinea pigs. We love sitting on the balcony in the summer with a drink and a guinea pig on our lap"



"Our Favourite Room – The Master Bedroom"

About the **Area**

Coventry

Coventry is a city in the West Midlands, England. It is on the River Sherbourne. Coventry has been a large settlement for centuries, although it was not founded and given its city status until the Middle Ages. The city is governed by Coventry City Council.

Formerly part of Warwickshire until 1451, and again from 1842 to 1974, Coventry had a population of 345,328 at the 2021 census, making it the tenth largest city in England and the 12th largest in the United Kingdom.



West Midlands

West Midlands is a landlocked county, it borders Staffordshire to the north and west, Worcestershire to the south, and is surrounded by Warwickshire to the east.

The county is almost entirely urban, with an area of 348 sq miles and a population of 2,919,600, making it the second most populous county in England after Greater London. After Birmingham (1,144,919) the largest settlements are the cities of Coventry (345,324) and Wolverhampton (263,700), Solihull (126,577), and Sutton Coldfield (109,899).



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Dealing with a limited number of clients to give you a more personal service

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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