



BEECHWOOD AVENUE

EARLSDON . COVENTRY

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Heena Joshi
Property Expert





PROPERTY DESCRIPTION

22 Beechwood Avenue is a stunning and beautifully-presented family home, sensitively extended to offer almost 2,300 sq. ft. of light-filled flexible accommodation arranged over three floors, designed to provide a fabulous contemporary family and entertaining space.

Featuring a wealth of underfloor heating, the ground floor accommodation flows from a welcoming entrance hall with hardwood flooring and underfloor heating, doors radiating to a lovely spacious front aspect reception room with feature bay window, a well-proportioned front aspect study with feature bay window, a fitted utility room with garden access and a contemporary fully-tiled cloakroom/family shower room. Special mention must go to the impressive open plan L-shaped kitchen, dining and family reception room, guaranteed to be the hub of the home, with its range of bespoke contemporary units including a large central island and breakfast bar and modern integrated appliances including some pop-up sockets, a spacious dining area with both French and bi-fold doors to the rear terrace and a family reception area with contemporary wall-mounted gas fireplace, skylights throughout flooding the area with natural light.

Mirroring the beautifully-presented ground floor accommodation, the first floor features an impressive front aspect principal bedroom with feature bay window and a wealth of bespoke fitted wardrobes, three further generous double bedrooms, all with fitted wardrobes, and a contemporary fully-tiled family bathroom with bath and separate walk-in shower.

The property's large remaining bedroom can be found on the second floor and benefits from a large storage area, making the space ideal for a wide variety of uses.

SELLER INSIGHT

The moment you enter our house, you instantly feel warm and welcome in this cosy and spacious home. The house has large windows, and through them, you are hit with an abundance of natural light that flows in all year round, illuminating the sweet toffee colour palette of our floors and furniture. Our home's layout and flow mean the kitchen/living room acts as the perfect social hub for hosting parties or just spending quality family time. From watching the beautiful sunrise and having Steve (our adopted squirrel) and the variety of birds who visit us daily, our garden is the perfect size and haven for you to enjoy the local wildlife. It's hard for us to list all the features of our stunning home, but we believe this house will be a kaleidoscope of memories for you, too.

*A modern
luxury home*



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











FEATURES

- Flowing ground floor layout, a perfect family and entertaining space.
- Spacious front aspect dining room with feature bay window.
- Useful well-proportioned front aspect study
- Extensive open plan kitchen, dining and family reception room
- Fitted utility room and ground floor cloakroom/shower room
- Four first floor double bedrooms, all with built-in storage
- Contemporary family bathroom with bath and separate shower
- Large second floor bedroom
- External Wall Insulation
- Quality fixtures and fittings throughout
- Landscaped garden with off-road parking, outdoor electrical sockets, pond and cold water tap





LIFESTYLE

A stunning property, ideal for the keen host, offers the opportunity to craft a wonderful family life with the prospect of having amenities on the doorstep without them intruding on the ability to shut out the world when needed.

The current owners' modernisation of the house has resulted in a fabulous social hub. The home offers the flexibility of a formal reception room for quiet downtime and more informal entertaining. The fantastic open plan kitchen, dining and reception room with its bi-fold doors to the garden offers a space filled with glorious natural light.

We're told that many happy hours have been spent in the bespoke kitchen, which offers all the mod cons needed to create anything from hearty family meals to sumptuous feasts. Your party guests will enjoy gathering around the large centre island.

For those loving the great outdoors, the golf club is within a few minutes walk, and the War Memorial Park provides a haven for wildlife and lots of green space, belying the property's proximity to the high street and the city centre.













GARDEN & GROUNDS

The property is approached over a low-maintenance block-paved providing private off-street parking for several vehicles. Providing an oasis of calm, the well-maintained garden to the rear is laid mainly to level lawn screened by shrubs and mature hedging and features a raised garden pond overlooked by a paved seating area, an ideal space for entertaining and al fresco dining.





THE AREA

Beechwood Avenue is situated directly off the Kenilworth Road in Earlsdon and is regarded as one of the most sought-after addresses in the area. Located next to Hearsall Golf Club, the property lies within walking distance of the thriving suburb of Earlsdon which has a well-populated high street offering a wide range of day-to-day amenities including a convenience store, Post Office, boutique shopping, restaurants, pubs, a library, local schooling and regular bus services into the city centre. Coventry city centre, named the UK City of Culture for 2021, offers extensive mainstream and boutique shopping, services, leisure and recreational amenities. Communications links are excellent: the city is surrounded by a network of motorways including the M1, M6, M40, M45 AND M69, giving access to major regional centres and the north and south of the UK, making the property ideally situated for easy commuting into Rugby, Coventry, Leamington Spa, Warwick and Banbury. In addition, Coventry train station (0.83 miles) provides regular local services to Nuneaton and Leamington Spa as well as Intercity services to Birmingham, Wolverhampton, London and Scotland. Other railway stations include Canley (0.74 miles) and Tile Hill (2.72 miles).

The area is served by a good selection of state schooling including Finham Park School, Earlsdon Primary School and Hearsall Community Academy together with a wide range of highly-regarded independent schools including King Henry VIII School on the fringes of Earlsdon, Bablake, The National Mathematics and Science College, Pattison College, Crackley Hall and Princethorpe College.



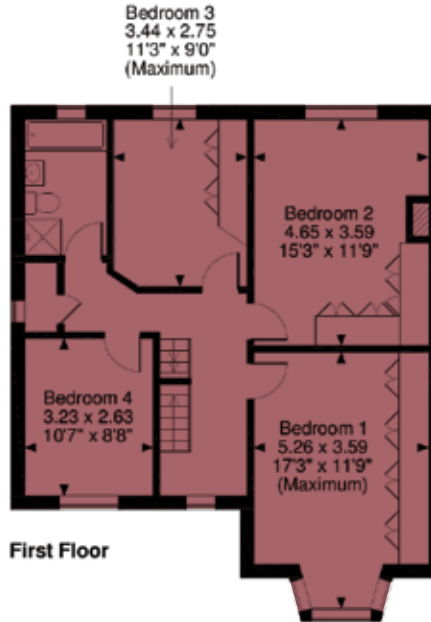




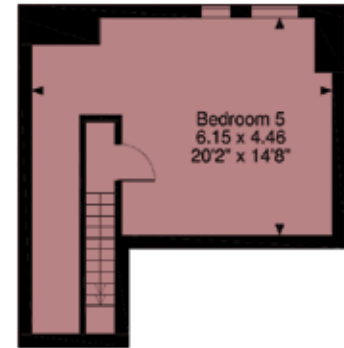
Beechwood Avenue, Coventry, West Midlands
Approximate Gross Internal Area
2255 Sq Ft/209 Sq M



Ground Floor



First Floor

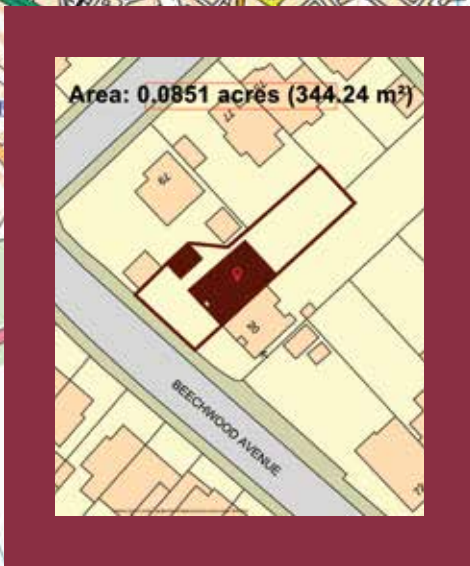


Second Floor

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Area: 0.0851 acres (344.24 m²)

GENERAL

SERVICES: Mains electricity, water and drainage are connected to the property. Gas central heating including multi-zone underfloor heating to ground floor, except Dining Room. Security system.

BROADBAND: BT Fiber Optic available in the area.

TENURE: Freehold

LOCAL AUTHORITY: Coventry City Council, tel: 08085 834333

ENERGY AUTHORITY: Band F

FIXTURES & FITTINGS: Only those items mentioned in these particulars are included in the sale. All others are excluded but certain items may be made available by separate negotiation.

POSTAL ADDRESS: 22 Beechwood Avenue
Coventry CV5 6DF



Heenay Joshi
Property Expert

COVENTRY

02477 395 019
cov@hjpe.co.uk

WARWICKSHIRE

01926 520 040
warks@hjpe.co.uk

WEST MIDLANDS

0121 339 5030
wminds@hjpe.co.uk



@heenayjoshi