



Not for marketing purposes INTERNAL USE ONLY

High Street
Ryton On Dunsmore Coventry



Property Description

A well-presented three-bedroom semi-detached home located in the popular village of Ryton-on-Dunsmore, offering spacious and versatile accommodation and within close proximity to local shop and local schools.

The property benefits from a large driveway providing parking for 3-4 cars, a small front lawn, side access and a garage. Internally, there is an entrance porch and hallway, cloakroom/WC, separate dining room, and a two-tier kitchen with open plan feel via a double archway. The separate living room features patio doors opening onto the rear garden.

Upstairs offers two double bedrooms and one single, along with a spacious storage cupboard with potential for conversion and a boarded loft with ladder access.

Outside, the private south-west facing rear garden enjoys plenty of sunlight and includes a patio area, ideal for outdoor entertaining and family time.

Ryton on Dunsmore is ideally positioned for commuters, offering excellent road links via the A45, A423 and A445, providing easy access to Coventry, Rugby and Leamington Spa.

Entrance Porch

Leading to inviting and spacious entrance hallway and into dining and living areas

Living Room

Spacious living room with dedicated dining area, leading to kitchen and overlooking private rear garden with patio doors

Dining Room

Versatile reception room, perfect for a family dining area or alternatively additional

reception room/ office or study space

Cloakroom

Situated just off the dining room with wc and wash basin.

Kitchen

A split level open plan kitchen with one area a perfect space for breakfast and dining, with double archway in addition to pantry/ small utility space, integrated hob, ample cupboard and work stations and views of rear garden

Landing

To the right of the main staircase offers an additional storage room (eaves restricted) with the possibility of full conversion into a small study or office space, subject to required planning approval if applicable. There is also a partially boarded loft space with ladder and electrics.

Bedroom 1

Spacious main bedroom overlooking front aspect of the property with double built-in wardrobe space

Bedroom 2

Additional double bedroom overlooking rear aspect of the property with double built-in wardrobe space

Bedroom 3

Smaller 3rd bedroom ideal as a children's bedroom and/or office and study room overlooking front aspect of the property

Main Bathroom

3-piece white suite bathroom with bath and shower facilities, radiator, wc, wash basin and radiator

Front Garden

Small and very well-kept lawn area to front of property adjoining the driveway

Rear Garden

Very well presented southeast facing private rear garden with patio to front and gated side access with purpose built shed. A lovely spot for family time and entertaining.

Garage

Purpose built single garage for cars. workspace or ideal for storing household family items

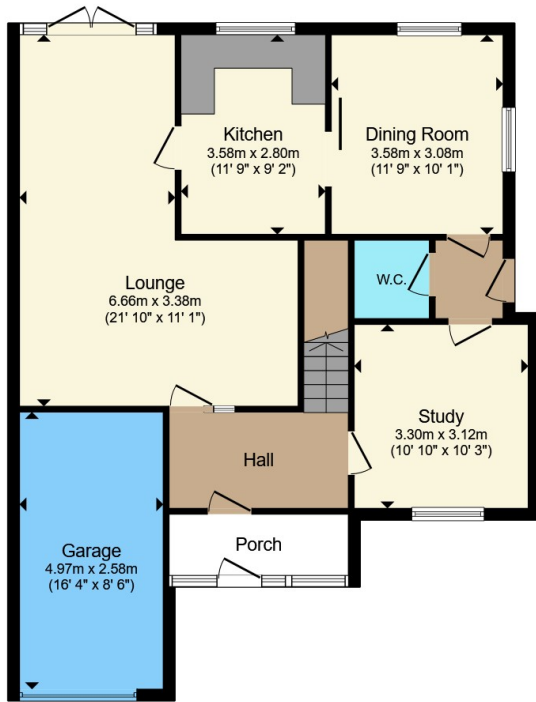
Driveway

Spacious paved driveway with parking for approximately 3/4 cars

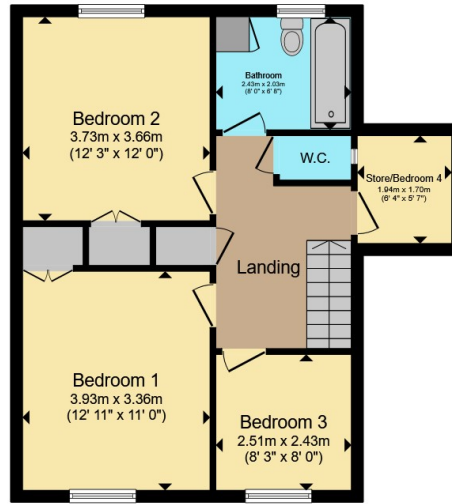
Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise accordingly.





Ground Floor



First Floor

Total floor area 136.8 m² (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

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