



Connells

High Street
Ryton On Dunsmore Coventry



Property Description

This delightful two bedroom end of terrace home offers a wealth of character and well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property is approached via a driveway to the side and a welcoming entrance porch, which leads into a front reception room currently utilised as a dining room. This versatile space flows seamlessly through to the comfortable lounge, featuring a charming log burner which creates a cosy focal point and adds warmth and character to the living space.

To the rear of the property is a characterful kitchen featuring attractive exposed beams, adding to the home's charm and appeal. The kitchen opens into a spacious conservatory overlooking the rear garden, providing an additional reception area and a wonderful place to relax throughout the year.

To the first floor, there are two generous double bedrooms along with a family bathroom.

Externally, the property boasts a good-sized rear garden, predominantly laid to lawn, with a patio seating area ideal for outdoor dining and entertaining. Two attractive ponds further enhance the outdoor space, creating a peaceful and established garden setting.

Location

Situated in the heart of the popular village of Ryton-on-Dunsmore, High Street enjoys a convenient and well-connected location between Coventry, Rugby and Leamington Spa. The village offers a range of everyday amenities including a local Co-op, post office, public houses, primary school and recreational facilities, creating a strong sense of community.

The area is particularly well placed for commuters, with excellent access to the A45, A46, M40 and M69, providing links across Warwickshire and the wider Midlands. Coventry Railway Station is also within easy reach, offering direct services to London and Birmingham.

Ryton-on-Dunsmore combines the charm of village living with the convenience of nearby towns and cities. Surrounded by attractive Warwickshire countryside, residents can enjoy a variety of walking routes and outdoor pursuits whilst remaining close to an excellent selection of shopping, leisure and educational facilities.

This sought-after location is ideal for families, professionals and downsizers alike, offering a balance of rural surroundings and modern convenience.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/SPA315348



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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