



St. Leonards Walk Ryton On Dunsmore Coventry CV8 3FD

for sale guide price
£290,000



Property Description

PLEASE CALL TO VIEW ***This immaculately presented three bedroom semi-detached home is nestled within a quiet cul-de-sac of Ryton on Dunsmore. The property benefits from open plan lounge diner with modern log burner, modern high gloss kitchen, utility cupboard and downstairs cloakroom. On the first floor you have a master bedroom and two further good sized bedrooms and family bathroom. Outside there is a delightful and private rear garden and ample parking on the driveway to the front with electric car charger installed.

Ideal location for links to Coventry, M1 & M6 South Birmingham and surrounding motorways.

Approach

Nestled in a cul-de-sac with ample driveway to the front providing off road parking for several vehicles, gated side access to rear garden.

Entrance Hall

Double glazed door to the front elevation and internal doors to;

Cloakroom

Downstairs cloakroom with wc, wash hand basin with tiled splash back.

Lounge/ Diner

25' 4" x 10' 9" (7.72m x 3.28m)

Open plan lounge diner offering flexible family living, large double glazed window to the front elevation, radiator, tv point, log burner and patio door to rear garden.

Kitchen

7' 10" x 8' 3" (2.39m x 2.51m)

Modern contemporary fitted kitchen featuring a range of high gloss wall and base mounted units incorporating a single stainless steel sink and drainer unit with granite work surfaces and tiled splashbacks over. Integrated double electric oven and hob with cooker hood over, integral fridge freezer and dishwasher, and double glazed window and door to the rear elevation.

Utility Cupboard

Useful utility cupboard under the stairs with space for washing machine and tumble dryer.

Landing

Stairs rising from first floor with doors leading to:

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)

Double bedroom with built in storage and double glazed window to front elevation.

Bedroom Two

10' 11" x 10' 1" (3.33m x 3.07m)

Double glazed window to rear elevation. with built in storage and radiator.

Bedroom Three

6' 9" x 10' 5" (2.06m x 3.17m)

Currently being used as home office, double glazed window to front elevation.

Bathroom

Modern partly tiled bathroom with low level wc, wash hand basin, bath with shower over, heated towel radiator and double glazed window to rear elevation.

Outside

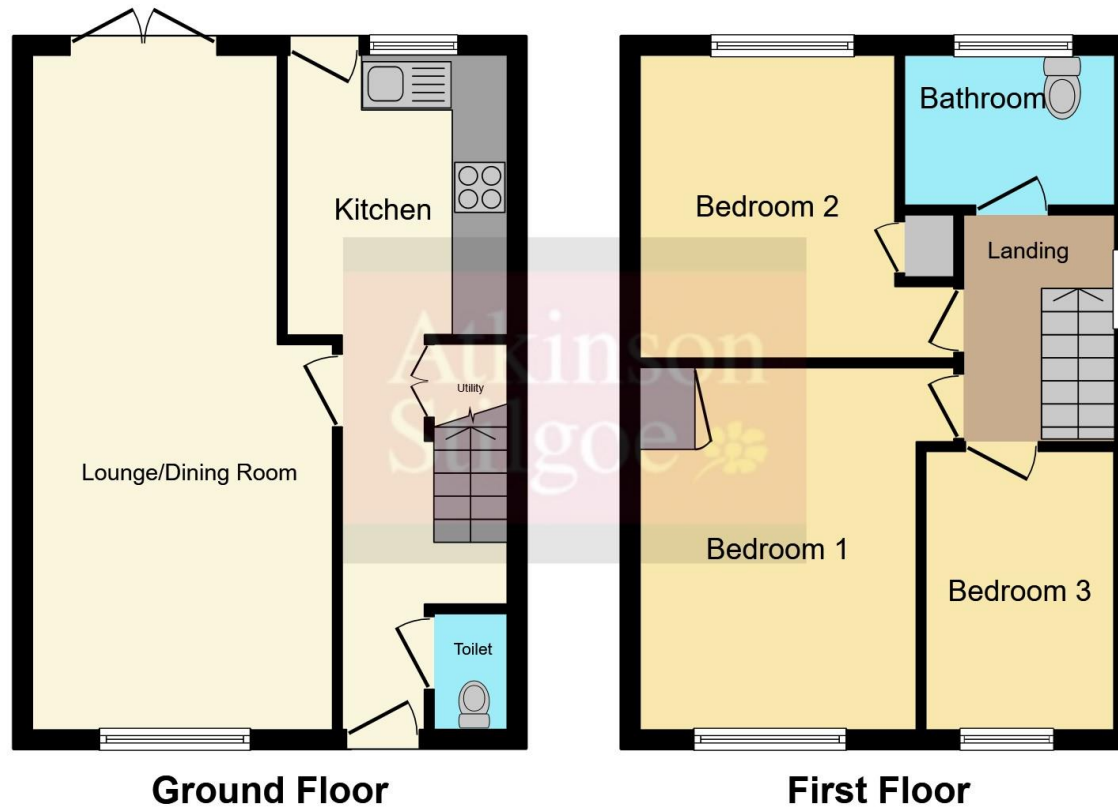
Rear Garden

Private rear garden with small patio area, perfect for al-fresco dining and timber shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: C

Tenure: Freehold

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