



Poplar Grove Ryton On Dunsmore Coventry CV8 3QE

for sale offers over
£500,000



Property Description

If you are searching for the ideal family home this delightful property is a real must see. A family house which is beautifully maintained in a quiet and secure location. The interior includes a reception hallway with cloakroom and w/c, a spacious living area, in addition to the properties centre piece, a spacious and modern open-plan kitchen dining and entertaining area with separate utility room. The conservatory to the rear, adjoining the main living room, is perfect for any occasion and ideal for relaxing during the spring and summer evenings. There is also an additional room to the ground floor which is perfect as an office or study space that could also serve as a guest bedroom. There are five generously sized bedrooms, with the two main rooms offering modern en suites, in addition to a family bathroom with bath and shower facilities. The landscaped rear garden is private with side access and a large purpose built storage unit, is perfect for garden storage and as a work area.

Ryton on Dunsmore is a lovely village with a real community sense of community spirit. There are numerous local events run throughout the year, designed to bring locals together, in addition to offering a very popular and highly sought after children primary school. There is a village hall, a church, two popular pubs, and plenty of green areas surrounding the local area, ideal for local walks and offers convenient access to the A46 for commuters.

Study Room

8' x 11' 9" (2.44m x 3.58m)

A versatile study/ bedroom room ideal as an office, play room or guest bedroom

Kitchen/ Breakfast Room

17' x 14' 7" (5.18m x 4.45m)

The kitchen includes a breakfast/ dining island, with separate utility room. There is a

purpose-built stove with plenty of storage facilities. With rear access to private enclosed garden.

Living Room

10' 11" x 18' (3.33m x 5.49m)
With fireplace and double glazing

Dining Room

9' 8" x 11' 8" (2.95m x 3.56m)
A spacious room, perfect for entertaining and ideal for Christmas Day festivities!

Conservatory

11' 9" x 15' 7" (3.58m x 4.75m)
A light and spacious room looking out to private garden offering peace and tranquillity

Bedroom 3

8' 7" x 16' 8" (2.62m x 5.08m)
A good-sized double room perfect as a children's bedroom with double glazing and radiator/ Gas central heating

Bedroom 1

11' 1" x 12' (3.38m x 3.66m)
Spacious main room of the house with en suite overlooking rear aspect with double glazing and radiator/ Gas central heating

Bedroom 2

11' 1" x 10' 7" (3.38m x 3.23m)
Spacious in size, with additional en suite with double glazing and radiator/ Gas central heating

Bedroom 4

8' 10" x 11' 5" (2.69m x 3.48m)

A good sized room perfect as a children's bedroom/ study or guest room with double glazing and radiator/ Gas central heating

Bedroom 5

6' 7" x 8' 9" (2.01m x 2.67m)

Ideal for a study or guest room with double glazing and radiator/ Gas central heating





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.focalagent.com

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EPC Rating: C Council Tax
 Band: F

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Tenure: Freehold



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Property Ref: KEN305211 - 0008