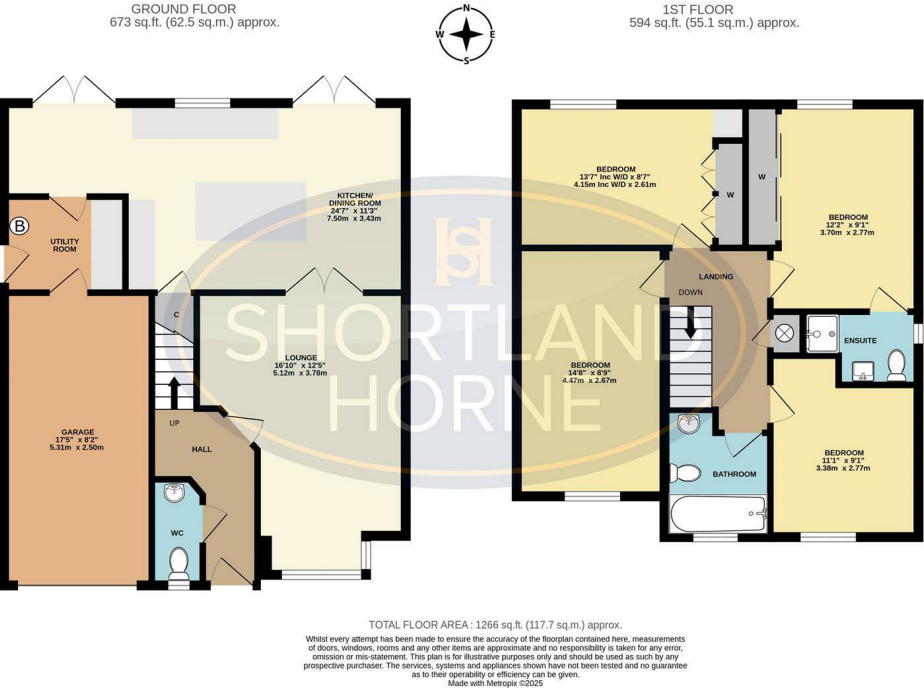
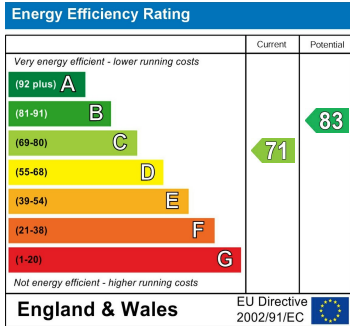


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Poplar Grove
Ryton On Dunsmore CV8 3QE



£450,000

Bedrooms 4
Bathrooms 2

Tucked away in a peaceful cul-de-sac on the ever-desirable Poplar Grove, this beautifully presented four-bedroom detached home in Ryton-on-Dunsmore effortlessly combines space, style and village charm, all within easy reach of major transport routes.

Step inside and you'll be struck by the natural flow and openness of the ground floor. The hallway leads you into a bright and inviting lounge, where double doors open into a showstopping open-plan kitchen and dining space, a true heart of the home. Recently remodelled, the bespoke shaker-style kitchen spans the full width of the property and features elegant solid quartz worktops, a generous island with breakfast bar, integrated appliances including a combi-microwave oven and five-ring gas hob, and a coveted Quooker tap. The thoughtful layout makes it ideal for both lively family gatherings and relaxed weekend brunches. French doors at both ends allow sunlight to pour in while offering seamless access to the garden, perfect for entertaining indoors and out.

Just off the kitchen, a separate utility room, finished to match, adds practicality and polish, while a handy guest WC and internal access to the fully powered garage complete the ground floor.

Upstairs, all four bedrooms are true doubles, offering flexibility for family life or working from home. The master suite, tucked quietly at the rear, boasts a bespoke fitted wardrobe with sliding doors and a sleek en-suite shower room. Bedroom three, also at the rear, features built-in wardrobes. Bedrooms two and four are both spacious doubles, with bedroom four currently used as a home office. A stylish and modern family shower room serves the remaining rooms.

Step outside into the landscaped rear garden, a private and peaceful haven with a sunny aspect. Picture summer evenings on the spacious patio, surrounded by neat flower beds and mature greenery. The garden is not overlooked, offering uninterrupted tranquillity, while a large shed and garden arbour add both charm and practicality. The front of the home features a driveway for up to three cars and a smart, welcoming entrance.

Ryton-on-Dunsmore is a vibrant village with a strong community spirit, its own primary school and welcoming pubs, all set amidst glorious Warwickshire countryside. Weekend adventures await at nearby Ryton Pools Country Park or ancient Ryton Wood, both ideal for long walks, family bike rides or simply soaking in nature. With the A45 just moments away, commuting to Coventry, Rugby or beyond is remarkably straightforward.

This is a rare opportunity to enjoy the best of both worlds: a serene, spacious family home in a sought-after village setting, with convenience and countryside at your fingertips.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for aproperty to buy
Parking: Driveway
Council Tax Band: E
EPC Rating: C
Approx. Total Area: 1266 Sq. Ft



GROUND FLOOR		Bedroom 2	14'8 x 8'9
Hall		Bedroom 3	13'7 inc w/d x 8'7
WC/Cloakroom		Bedroom 4	11'1 x 9'1
Lounge	16'10 x 12'5	En-Suite	
Kitchen/Dining Room	24'7 x 11'3	Family Bathroom	
Utility Room		OUTSIDE	
FIRST FLOOR		Integral Garage	17'5 x 8'2
Landing		Rear Garden	
Bedroom 1	12'2 x 9'1	Driveway	