



**EDWARD KNIGHT**  
ESTATE AGENTS

1 HIGH STREET, RYTON ON DUNSMORE, COVENTRY, CV8 3EY

£350,000





## PROPERTY SUMMARY

We are delighted to present this beautiful, three bedroom semi detached property located in the heart of the popular village of Ryton On Dunsmore. It is convenient for a range of amenities to include shops, stores, hot food outlets and a public house, it is also ideally situated for Rugby, Coventry and Leamington Spa.

This unique cottage offers spacious living, to include an entrance porch, living/dining room with feature fireplace and high quality refitted kitchen with integrated appliances. To the first floor there are three well proportioned bedrooms and family bathroom with three piece white suite. Externally, the property has a pretty rear garden laid to lawn with established borders, cherry blossom tree and a single garage.

Early inspection for this fantastic property is recommended to avoid disappointment, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street office.



## LOCATION

Ryton On Dunsmore is a charming village situated in the heart of the Warwickshire countryside between Coventry, Rugby and Royal Leamington Spa. It is very conveniently located for commuting to the nearby towns and cities as the A45 dual carriageway is on the doorstep, giving easy access to the motorway networks both north and south including the M69 and M40. Ryton has a well equipped Co-operative convenience store, including a 24/7 free cashpoint machine, a hairdresser, public houses, chinese take away, post office (part-time within Village Hall) and Ryton Pools country park. Rail links are available in Coventry, Rugby and Leamington Spa.

## ENTRANCE HALL

4' 1" x 4' 11" (1.24m x 1.5m)

## LIVING/DINING ROOM

28' 1" x 13' 10" (8.56m x 4.22m)

## KITCHEN

14' 0" x 7' 1" (4.27m x 2.16m)

## BEDROOM ONE

13' x 3' 2" (3.96m x 0.97m)

## BEDROOM TWO

12' 11" x 7' 1" (3.94m x 2.16m)

## BEDROOM THREE

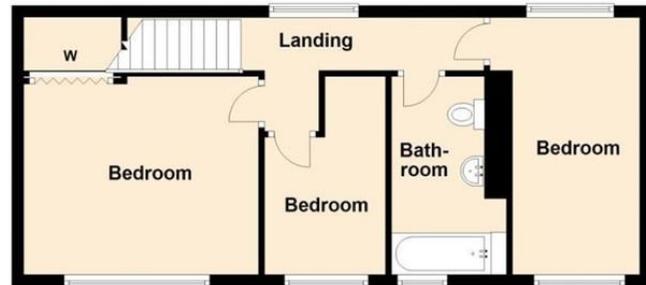
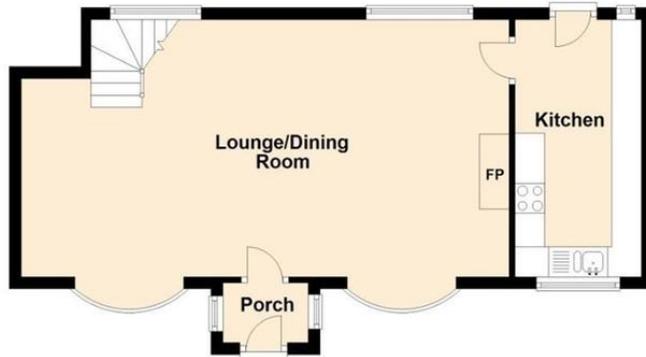
9' 1" x 6' 1" (2.77m x 1.85m)



## BATHROOM

10' 1" x 6' 1" (3.07m x 1.85m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		