



Warren Close

RYTON-ON-DUNSMORE, CV8 3FB

Nathaniel Cleaver

The **Leamington Spa** Property Expert





This heavily extended semi detached property is situated in the Village of Ryton-On-Dunsmore and occupies a substantial sized plot and benefits from a self-contained annexe that has its own entrance.

Property at a glance

Heavily extended semi detached family residence

Situated on a substantial sized plot

Three / four bedrooms

Additional self contained Annexe

Superbly presented throughout

Large living room, separate dining room & study

Converted loft space currently used as a dressing room and games room

Superb sized South facing rear garden with large patio / entertaining area

Driveway with parking for multiple cars

Close to all local amenities

No onward chain

EPC Rating - C





This heavily extended semi detached property is situated in the Village of Ryton-On-Dunsmore and occupies a substantial sized plot and benefits from a self-contained annexe that has its own entrance.

This home has been redesigned / reconfigured over the years and now combines spacious accommodation and offers very flexible living space for the modern family or a family with teenage children or older parents.

In brief on the ground floor the property comprises of; porch, welcoming entrance hall, living room with large window to the front aspect, a fantastic sized open plan study and dining area, modern breakfast kitchen which includes electric cooker and gas hob with five ring burner, there is also a WC and pantry area.

Upstairs you have a great sized master bedroom that benefits from storage under the stairs, a further double bedroom, bedroom three is more of a single but could also be used as a nurse's office or study and there is a modern family bathroom that was refitted in 2022.

This property also comes with a separate Annexe that would be ideal for older parents or teenage children or even someone that works from home and requires a large separate working space, it currently has a bedroom with built in wardrobes, lounge / dining room and shower room.

The rear garden is of a substantial size and has a large patio with Pergola that is ideal for entertaining and having a family party or summer BBQ, there is also plenty of lawn space.

Further benefits include, a large, pebbled driveway that provides off road parking for multiple cars, it is gas centrally heated and double glazed throughout and is being offered for sale with NO ONWARD CHAIN.



The Seller's View

"The house has been in the family since 1953, my Husband was bought up here and we have raised our children here.

It is of a great size and we have held lots of parties, BBQ's and family gatherings in the garden, it really is the perfect entertaining space.

It is modern throughout and we have looked after it and redeveloped it over the years.

We have had family live in the separate Annexe but it could also be ideal for teenagers or someone working from home or running a business."



The house has been in the family since 1953, my Husband was bought up here and we have raised our children here.

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Rugby Borough Council

Tax band - B

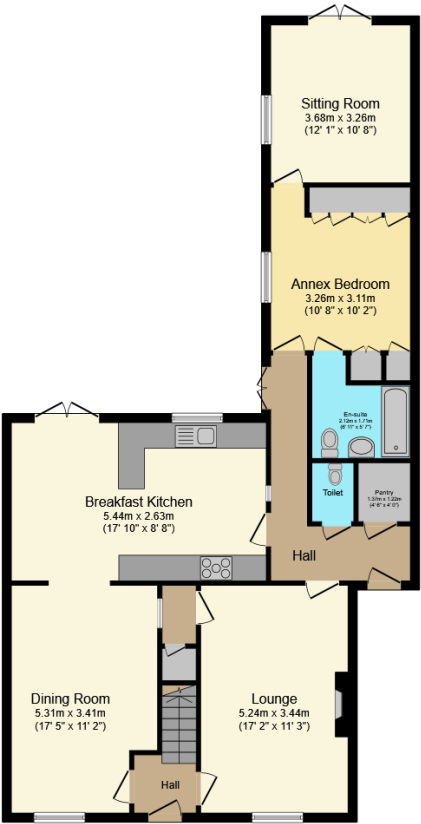
EPC Rating - C

Viewing Arrangements

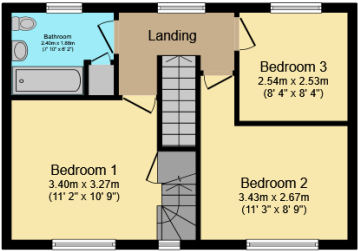
Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

Amenties/Distances

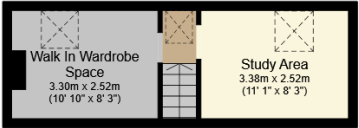
Close to all local amenities, schools, parks and
all major transport links.



Ground Floor



First Floor



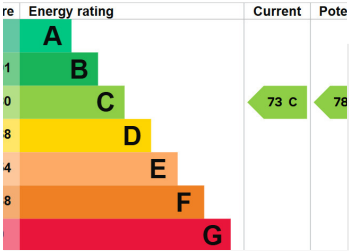
Second Floor

Total floor area: 168.4 sq.m. (1,813 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Ryton-On-Dunsmore

Ryton-on-Dunsmore is a village and civil parish in the Borough of Rugby, Warwickshire, England. It is situated 5.5 miles south-east of Coventry and 8 miles west of Rugby. The 2001 census recorded a population of 1,672 in the parish, increasing to 1,813 at the 2011 census.



Coventry

Coventry is a major cathedral city in the West Midlands, known for its rich automotive manufacturing history and its promotion to the Premier League. The city features iconic landmarks like the ruined and new Coventry Cathedrals, and offers easy travel connections-just 1 hour from London by train.



Welcome To Ryton Pools Country Park....

Relaxing walks, Play Areas for the children and an abundance of wildlife are just some of the things to enjoy at Ryton Pools Country Park.

This site was originally a gravel quarry and Ryton Pool now fills one of the pits left by the extraction process. The remainder of the pits were used for landfill. By 1996 the site had been landscaped and began its life as Ryton Pools Country Park.

We hope you enjoy your visit!



Enjoy a walk or bring your bike

If you're not able to get about as easily as others, why not make use of one of our motorised scooters. Easy to handle and available to hire. With a range of up to 20 miles, you'll have plenty of scope for

exploration!
(Please book in advance by telephoning the Visitor Centre on 024 7630 5592).



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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