

Property details approval form

9 Poplar Grove, Ryton On Dunsmore, Coventry, West Midlands, England, CV8 3QE

Date: 03 June 2026 Property Ref and Version: KEN305365 - 0013

Selling your home with us!

Atkinson
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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£475,000

Tenure: Freehold

○ Key Features

- Energy Rating: C
- 5 BEDROOM DETACHED HOUSE
- TWO BEDROOMS WITH ENSUITES PLUS FAMILY BATHROOM
- FULLY FITTED KITCHEN WITH SEPERATE UTILITY ROOM
- LARGE DRIVEWAY WITH AMPLE PARKING AND GARAGE
- GOOD SIZE, LOW MAINTAINANCE REAR GARDEN
- GREAT LOCATION WITH EXCELLENT LINKS TO COVENTRY, RUGBY AND LEAMINGTON
- CLOSE TO LOCAL AMENITIES INCLUDNG SHOPS, PUBS AND RYTON POOLS COUNTRY PARK
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○ Short Description

A spacious five-bedroom detached family home in Poplar Grove, Ryton-on-Dunsmore offers generous living space, modern comforts, and a superb location with excellent local amenities and schools nearby.

○ Long Description

This impressive five-bedroom detached family home in Poplar Grove, Ryton-on-Dunsmore offers spacious living, modern comforts, and a superb location.

A welcoming hallway leads to a cloakroom, separate lounge and dining room leading to conservatory, and a beautifully fitted kitchen with utility room, while an integrated store room, provides additional practicality. Upstairs there are five well-proportioned bedrooms, two with ensuite shower rooms, along with family bathroom. Outside, the front features a lawn and generous driveway with ample parking while the rear garden is a true gem—well laid out, low maintenance, and perfect for family enjoyment.

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This property offers the perfect blend of modern family living and village lifestyle, with excellent private schools, strong transport links with easy commute to Milton Keynes and London via A45 and M1 and countryside amenities all close by, making Poplar Grove in Ryton-on-Dunsmore an ideal setting for families seeking both convenience and community.

○ Directions

○ Agent Note

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○ Room Description

Entrance Hall

Welcoming entrance hall with laminate wood flooring leading to living area and open plan kitchen

Living Room

Spacious living room overlooking front aspect of property with gas effect fire, double glazing and central heating.

Cloakroom

Convenient downstairs cloakroom, off the main entrance hall with wc and wash basin

Kitchen

Inviting and spacious kitchen with breakfast bar in addition to integrated appliances including wine cooler, microwave, cooker and dishwasher

Utility Room

Off the main kitchen area a separate and dedicated utility room, ideal for additional storage with space for washing machine and tumble dryer.

Dining Room

Light and spacious dining room off the kitchen leading to open plan garden/ summer room. The perfect room for entertaining guests and family get togethers whilst enjoying lovely views of private rear garden

Garden Room

Open plan to dining room with double patio doors leading to rear garden

Bedroom 1

Large main bedroom overlooking front aspect of property with en suite

En Suite

3 piece en suite to main bedroom with shower cubicle, wc, wash basin and towel rail

Bedroom 2

Spacious second bedroom overlooking rear aspect of the property leading to en suite bathroom

En Suite

3 piece en suite bathroom servicing bedroom 2 with shower cubicle, wc, wash basin and towel rail

Bedroom 3

Double bedroom overlooking front aspect of the property. Great a children's bedroom/ office or guest room

Bedroom 4

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○ Room Description

Another spacious bedroom overlooking rear aspect of the property

Bedroom 5

Smaller fifth bedroom overlooking front aspect of property and perfect as a home office or study room but also ideal as a small children's bedroom

Main Bathroom

3 piece main family bathroom with bath and shower facilities

Garden

Private rear garden offering side access to front and back door entrance to kitchen. A split level garden offering a decking area off the garden room raised to lawn area. A private retreat and perfect for family time

Garage

Part converted garage accessed from front of property or additional from utility room. A great space for household storage

Driveway

Driveway parking for 2 cars

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○ Room Description

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○ Property Images



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○ Property Images

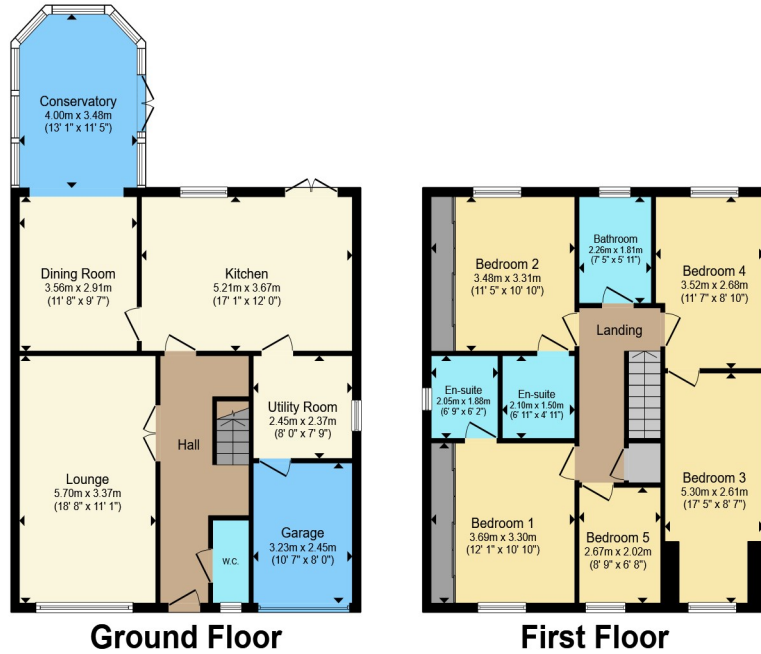


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○ Floor Plan



Total floor area 165.6 m² (1,782 sq.ft.) approx

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.propertybox.io



○ Approval

Signature

Date

	Signature	Date
Richard J Goodwin		
Dr S. Talwar		