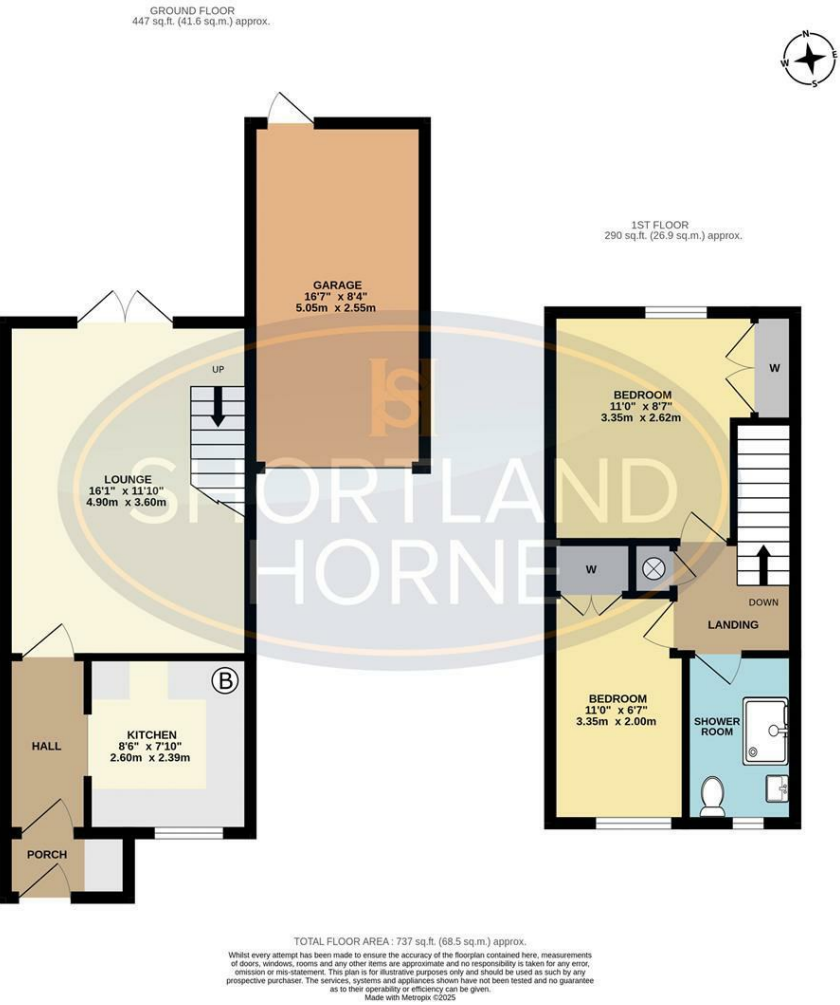
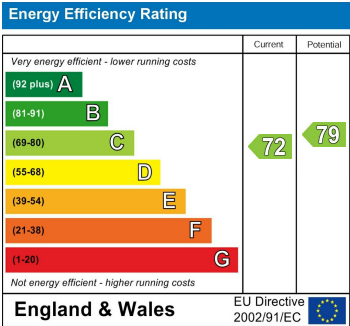


Floor Plan



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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Holly Drive
Ryton On Dunsmore CV8 3QA



£240,000

Bedrooms 2
Bathrooms 1

Nestled within a peaceful, welcoming cul-de-sac in the heart of Ryton-on-Dunsmore, Holly Drive is a little pocket of calm just on the edge of the city – and this beautifully presented two-bedroom end-terrace home offers the perfect blend of comfort, convenience and modern living. With its warm, light-filled interiors and low-maintenance outdoor spaces, it's ideal for first-time buyers, downsizers, or anyone seeking a move-in-ready property with a homely yet contemporary feel.

Built in 2000, the home has been lovingly maintained and thoughtfully upgraded by its current owner, creating a space that's both functional and inviting. Step through the newly fitted front door into a bright porch area and through to a welcoming hallway, where a sleek new wood-effect floor flows seamlessly through to the lounge. The heart of the home, this spacious and airy lounge is flooded with natural light throughout the day, thanks to the large French doors that open directly onto the rear garden. The room feels cosy in winter too, thanks to the home's excellent insulation and warm, efficient heating — a feature the current owner have really appreciated.

The adjoining kitchen is smart and functional, with clean white cabinetry, tiled splashbacks and spotlights set into the ceiling. There's a built-in oven and hob, as well as space for a dishwasher, washing machine and fridge-freezer, making everyday life easy and streamlined.

Upstairs, you'll find two comfortable double bedrooms, both carpeted and bathed in natural light. The main bedroom, at the rear of the property, enjoys a quiet, restful outlook over the garden and trees beyond – the perfect place to unwind. There's a built-in wardrobe for handy storage, while the second bedroom is also a generous double and would work beautifully as a guest room, office or nursery.

The recently refitted shower room is a real standout – crisp, clean and stylish, with modern tiling, a sleek white suite, and a glass-fronted shower cubicle fitted with a powerful Mira shower. The addition of vanity storage under the sink adds practicality without sacrificing the elegant finish.

Outside, the rear garden is a genuine retreat – a generous space that feels unexpectedly private and not overlooked, with mature shrubs lining the back fence and tall trees beyond giving a sense of peace and seclusion. A paved patio just off the lounge is perfect for al fresco breakfasts or relaxed summer evenings, while the lawned area provides room for children or pets to play, or for those who enjoy a bit of gentle gardening.

The garden also offers direct access into the garage, which is adjoined to the property – making it a great candidate for conversion into additional living space, subject to the usual permissions. The garage is accompanied by a private driveway at the front, with no overlooking properties opposite, giving the home a quiet, tucked-away feel from the moment you arrive.

Holly Drive itself is set within a quiet, well-kept estate in Ryton-on-Dunsmore, a village known for its strong sense of community and excellent commuter links. Coventry city centre is just a short drive away, while nearby road links include the A45, A46 and M6, offering quick access to Birmingham, Rugby and Leamington Spa. For families, the area is served by well-regarded schools such as Provost Williams C of E Primary and nearby secondary options in Rugby and Coventry. There's a handy Co-op just a short stroll away, as well as local parks, pubs, and countryside walks on your doorstep.

Whether you're looking for a calm retreat from city life or a smartly designed base with room to grow, this bright and well-maintained home offers a rare blend of character, warmth and convenience – a place you'll be proud to call your own.



GROUND FLOOR		Bedroom 2	11' x 6'7
Porch		Shower Room	
Hall		OUTSIDE	
Lounge	16'1 x 11'10	Garage	16'7 x 8'4
Kitchen	8'6 x 7'10	Rear Garden	
FIRST FLOOR		Driveway	
Landing			
Bedroom 1	11' x 8'7		