

Property details **approval form**

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

Date: 19 December 2025 **Property Ref and Version:** KEN305365 - 0005

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ **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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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

£495,000

Tenure: Freehold

○ Key Features

- Energy Rating: C
- 5 bedroom detached family home
- Two bedrooms with ensuite shower rooms plus a family bathroom
- Beautifully fitted kitchen with utility room
- Generous driveway with ample parking and Garage
- Attractive front lawn and well-laid, low-maintenance rear garden
- Sought-after village location with excellent transport links to Coventry, Rugby, and Leamington Spa
- Close to local amenities including shops, pubs, and Ryton Pools Country Park
- Within easy reach of schools such as Provost Williams C of E Academy and The National Mathematics and Science College

○ 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 storeroom, 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

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○ Room Description

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○ Room Description

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○ Property Images



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○ Property Images

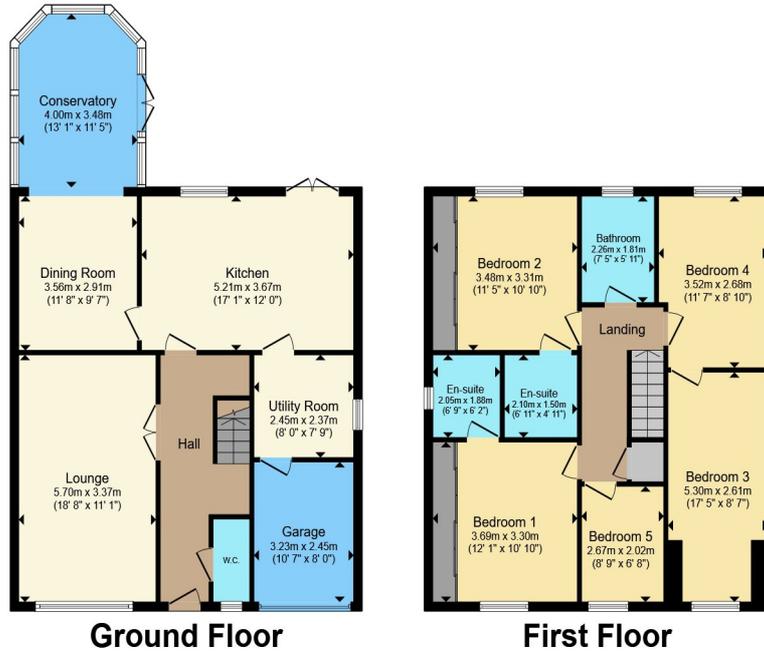


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○ Floor Plan



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

Richard J Goodwin		
Dr S. Talwar		