




SUTTONS
ESTATE AGENTS
FOR SALE
02476 525 111

 **3**
Bedrooms

 **1**
Bathroom



Suttons Estate Agents are delighted to present this well-loved three-bedroom semi-detached home, ideally located in a peaceful cul-de-sac overlooking a park in the sought-after village of Ryton-on-Dunsmore. Offering a balance of village charm and modern convenience, this property is perfect for families, first-time buyers, or investors seeking a home in a fantastic location with excellent transport links.

Location, Location, Location

Ryton-on-Dunsmore is a charming village positioned just six miles southeast of Coventry and eight miles west of Rugby. This thriving community benefits from a range of local amenities, including a Co-Op convenience store, The Blacksmiths Arms Pub, the well-equipped Sports Connexion Leisure Club, and Ryton Rec, perfect for outdoor activities. For those working in the area, major employers such as Jaguar Land Rover, Middlemarch Industrial Estate, and Prologis Park Ryton are within easy reach.

The property is well-connected by road, with easy access to the A45, A46, and M6, making commuting a breeze. Whether heading into Coventry city centre for shopping and entertainment or traveling further afield, this home offers fantastic connectivity while retaining a village community feel.

Property Overview

Stepping inside, this home has been lovingly maintained by its current owners since it was built in the early 1960s. Now ready for the next chapter, it offers a warm and inviting space for a new family to make their own.

Ground Floor

Upon entering, you are welcomed into a bright entrance hallway leading to the main living areas. The spacious lounge/diner features a charming gas fireplace, making it the perfect space for cosy evenings or entertaining guests. Large windows allow plenty of natural light to flood the room, creating a bright and airy atmosphere.

The fitted kitchen offers ample workspace, storage, and room for appliances, with an adjoining dining area ideal for casual family meals. Overlooking the rear garden, it's a practical and well-designed space that serves as the heart of the home.

First Floor

Upstairs, the property boasts two double bedrooms and a generous single room. Each bedroom is well-proportioned, with plenty of space for storage and personalisation. The tiled family bathroom is fitted with an electric shower, ensuring both convenience and comfort for busy households.

Outside Space

To the front of the property, the low-maintenance block-paved garden and a single garage providing off-road parking and offering additional storage.

At the rear, the west-facing garden is mainly laid to lawn, providing a great outdoor space to enjoy throughout the year. A patio area is perfect for summer barbecues and al fresco dining, while the brick-built storage shed, complete with an electricity supply, offers a versatile space for hobbies or additional storage.

Why This Home?

This property has been a cherished family home for decades, and now its ready for new owners to create their own lasting memories. With a fantastic location, well-balanced living space, and easy access to local amenities, it's an excellent opportunity for those seeking a home with both charm and convenience.

Viewings are highly recommended – explore the virtual 360 viewing tour and then get in touch with Suttons Estate Agents to arrange your in-person visit.

Good to know:

Council Tax Band – C - £2,018

EPC Rating – D

Internal area – 87 Square Meters / 936 square foot

Boiler – located in the front master bedroom, dated 2008.

Loft – accessed via the landing, with pull down ladder, part boarded.

Property estimated to be built early 1960's

Garage – no electricity supply

Brick shed – does have electricity supply.

Sold vacant, with no onwards chain.

Property measurements are found on the floor plan. The garage is 17.7 ft by 9.4ft & the brick build shed is 10.6ft by 5.2ft.



Ground Floor



Floor 1



Approximate total area¹⁾
920.32 ft²
85.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ryton On Dunsmore, CV8

