



25 High Street, Coventry, CV8 3EY
Offers Over £425,000

charlesrose.

This charming and beautifully presented detached village property is located in the heart of the popular village of Ryton on Dunsmore. Offering spacious accommodation throughout with multiple reception rooms, well proportioned bedrooms and charming gardens with summer house / office pod within the private and well designed garden. Further benefits include a large driveway and no onward chain.

LOCATION

High Street is found at the heart of the village of Ryton On Dunsmore allowing easy access to local amenities, motorway network, school bus service which operates to several schools and a co-op store and a convenience store in the village. Coventry, Leamington Spa and Warwick are all close by and easy to drive too.

GROUND FLOOR

Upon entry you are warmly welcomed in to the spacious reception hallway which sets the tone with the space on offer. To the right, the large dual aspect living room with charming exposed brick fireplace and inset gas coal effect replica wood burning stove. To the opposite side, the stunning breakfast kitchen, once again dual aspect, fully equipped with an array of appliance and finished to an extremely high standard leads to a separate utility room and in turn ground floor cloakroom. Glazed doors draw you into the bright and airy dining room with vaulted ceilings having roof windows and double doors leading into the gardens.

FIRST FLOOR

This level does not disappoint. The

galleried style landing with storage cupboard housing the boiler leads to the three double bedrooms; all fitted with fitted wardrobes, all bright and airy and finished to a lovely decorative standard. The bathroom is of fabulous size offering modern fittings with roll top bath and separate shower enclosure.

OUTSIDE

There is a large private driveway to the front of the property allowing space for numerous vehicles. To the rear, the charming country garden has undergone clever planning of which now offers a mature well stocked garden that has been sectioned with designated paved patio areas, lawns with stepping stone pathway, decked areas and a stunning home office pod that is fully insulated with electrical supply together with further storage within the large storage shed.





GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	71	81
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

