



## 7 Church Road, Ryton On Dunsmore, Coventry, CV8 3ET

Asking Price £375,000



A CHARACTER THREE BEDROOM DETACHED COTTAGE  
WITH LOW BEAMED CEILINGS AND OPEN FIREPLACES TO THE GROUND  
FLOOR

MASTER BEDROOM TO THE FIRST FLOOR WITH EN-SUITE WC

TWO RECEPTION ROOMS

LARGE KITCHEN WITH DINING AREA

GROUND FLOOR BATHROOM

THREE FIRST FLOOR DOUBLE BEDROOMS

LEAN TO CONSERVATORY

GOOD SIZE REAR GARDEN

DRIVEWAY TO SIDE ACCESS TO TWO GARAGES

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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**UPVC Double Glazed doors to:**

**Porch**

Single Glazed door to:

**Lounge**

4.5m (14' 9") approx x 5.00m (16' 5") approx  
Low beamed ceiling, open fireplace with stone facing, UPVC Double glazed window to the front, two central heating radiators, Door to:

**Dining room**

4.6m (15' 1") approx x 3.32m (10' 11") approx  
Low beamed ceiling, UPVC Double glazed window to the front, central heating radiator, open fireplace with brick surround, stairs off to the first floor. Door to:

**Dining area**

2.31m (7' 7") x 3.12m (10' 3")  
Central heating radiator, door to lobby and patio doors to lean to conservatory. Arch way to:

**Kitchen**

4.13m (13' 7") approx x 4.76m (15' 7") approx  
Fitted Kitchen with ample wall and base units. Work tops over, space for range cooker, space for fridge/freezer, island with drainer sink inset and mixer tap, tiled floor. Double glazed window to the rear. Central heating radiator.

**Lobby**

Doors to cupboard, utility room and bathroom:

**Bathroom**

3.02m (9' 11") approx x 2.00m (6' 7") approx  
White suite comprising: Corner bath with shower and rail over, panelled hand wash basin with inset mirror above, low level WC. Tiled floor and walls. Central heating radiator. Double glazed window to the rear

**Utility room**

2.44m (8' 0") approx x 1.73m (5' 8") approx  
Double glazed window to the rear. Wall heater. Plumbing and space for automatic washing machine with work tops over. Door to:



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**Lean to conservatory**

3.13m (10' 3") approx x 2.37m (7' 9") approx  
Tiled floor. Double glazed French doors with side panel leading to Rear Garden.

**Landing**

Doors off to three bedrooms, central heating radiator, access to the loft, UPVC Double glazed window to the front.

**Bedroom One**

4.84m (15' 11") (max) approx x 4.66m (15' 3") (max) approx

UPVC Double glazed window to the front. Double glazed window to the rear. Central heating radiator. Built in bed furniture comprising two triple wardrobes, cupboards over recess. Doors to:

**En-suite WC**

White suite comprising: Pedastal wash hand basin. Low level WC. Central heating radiator. Double glazed window to the rear.

**Bedroom Two**

3.22m (10' 7") approx x 2.28m (7' 6") approx  
Double glazed window to the rear. Central heating radiator.

**Bedroom Three**

3.64m (11' 11") x 4.67m (15' 4")

UPVC Double glazed window to the front, Double glazed window to the rear, Central heating radiator, built in cupboards and storage.

**Front**

Integral Garage and driveway to the side leading to two Garages.

**Rear Garden**

Spacious rear garden with patio, then laid to lawn, mature bushes and shrubs. Timber shed. Fenced to sides and rear. Pedestrian access to the side.



### **SPECIAL NOTE**

Adjacent to the malt shovel Public House (currently for sale) and the large section immediately behind the property is under offer with potential planning for 2 detached houses. These sales are not connected to this sale which is a family home.

### **AGENTS NOTES**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### **TENURE - FREEHOLD**

**TENURE** - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

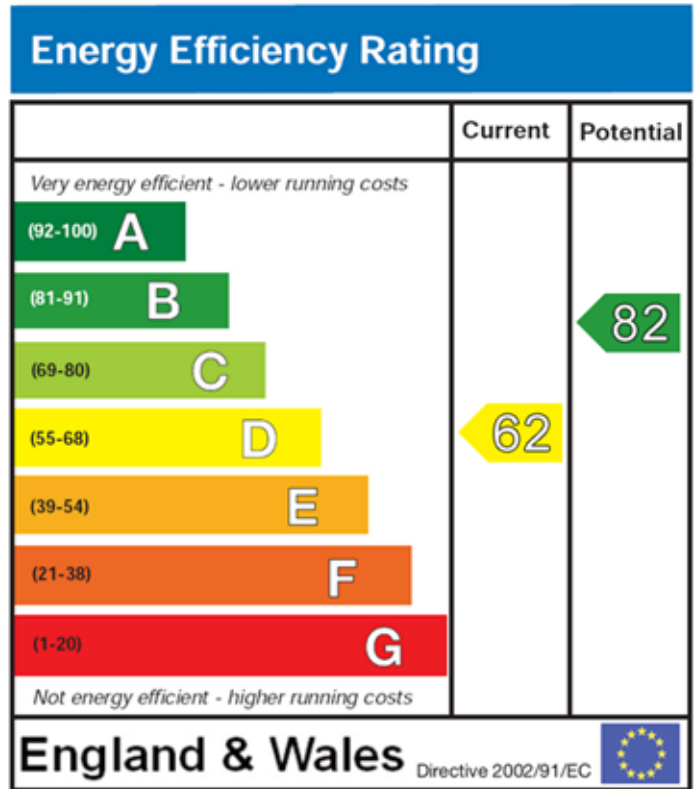


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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