



x3



x1



x1

Handley Close, Ryton On Dunsmore
£225,000

eip **elite**
property

Offered for sale with vacant possession and no upward chain, this mid-terrace home is set within a quiet residential close in the popular village of Ryton-on-Dunsmore. The property provides a practical layout and presents an excellent opportunity for buyers looking to update and personalise a home to their own taste.

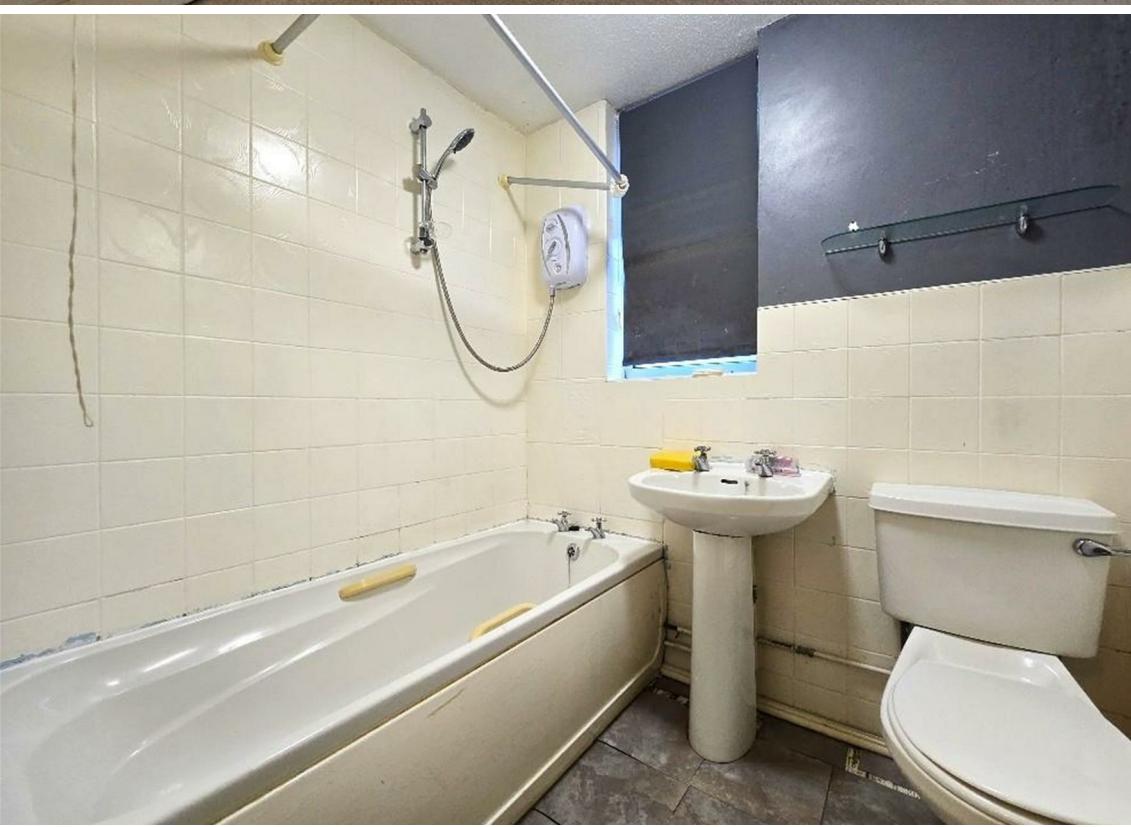
The accommodation briefly comprises an entrance hall leading into a spacious lounge, a fitted kitchen with access to a rear conservatory, and three bedrooms to the first floor, served by a family bathroom. Outside, there is a gravelled driveway to the front providing off-road parking, while the enclosed rear garden offers a private outdoor space with further potential for improvement.

Ryton-on-Dunsmore is well regarded for its village atmosphere while remaining conveniently positioned for access to Coventry, Rugby and Leamington Spa. A range of local amenities, schooling, and open countryside walks are close by, with excellent road links via the A45 and A46 making this an appealing location for commuters and families alike.

Requiring general updating and repair in areas, this property is ideal for first-time buyers, investors, or anyone seeking a project in a well-connected and established location. Early viewing is recommended to appreciate the potential on offer.

- EPC Rating: F
- Offered with vacant possession and no upward chain
- Mid-terrace home set within a residential close
- Spacious lounge
- Kitchen & Conservatory
- Three Bedrooms & Family Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Well located for village amenities and commuter links
- Council Tax Band: B





GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



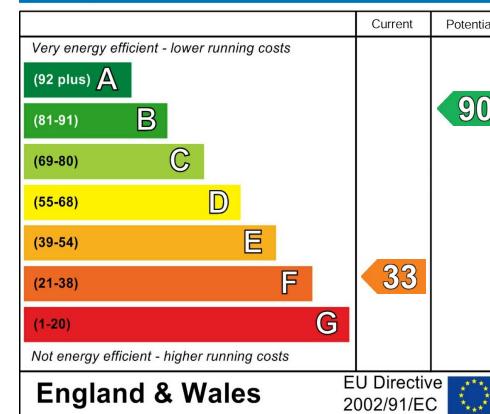
MID-TERRACE HOUSE

TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions, measurements of doors, windows, rooms and other features 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.

Made with Metrolinx 62009

Energy Efficiency Rating



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property Sterling House
112 Walsgrave Road, Stoke, Coventry, CV2 4ED
Tel: 024 7665 2200
Email: info@eliteproperty.co
www.eliteproperty.co

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