



52 Bagshaw Close, Coventry, CV8 3EX  
Offers Over £325,000

charlesrose.

This well presented three bedroom semi-detached home is located in the popular village of Ryton-on-Dunsmore upon this quiet road. Set back from the road being the driveway and front gardens sits this lovely property that has undergone expansion in its time. It now offers spacious living accommodation with the addition of the extended entrance hallway and garage conversion adding to the living space available. To the rear there is a great sized garden of which is stocked with mature plants and trees and seems to go on and on. The property also provides excellent access to the local motorway network, making it ideal for commuters.

#### LOCATION

Bagshaw Close is found within the heart of the village of Ryton On Dunsmore allowing easy access to local amenities closely including a good sized Co-op store. Ryton on Dunsmore allows great access to the nearby motorway network with links to both the M40 and M1 upon the A45 dual carriageway. There is a great school bus service which operates to several schools. Coventry, Leamington Spa and Warwick are all close by and easy to drive too as too is Whitley Jaguar Landrover.

#### GROUND FLOOR

The ground floor has been cleverly extended throughout time and this is clear upon entering with the large reception hallway now on offer. Spacious and welcoming with access to the ground floor cloakroom / wc and staircase rising to the first floor. Glass doors lead through into the well proportioned living / dining room with under floor heating and double doors leading out to the gardens to the rear. The garage conversion now offers further living space opening up from the main reception of which is currently both a home office and TV room. Finally

there is a well equipped kitchen allowing side access into the covered link up between front and rear.

#### FIRST FLOOR

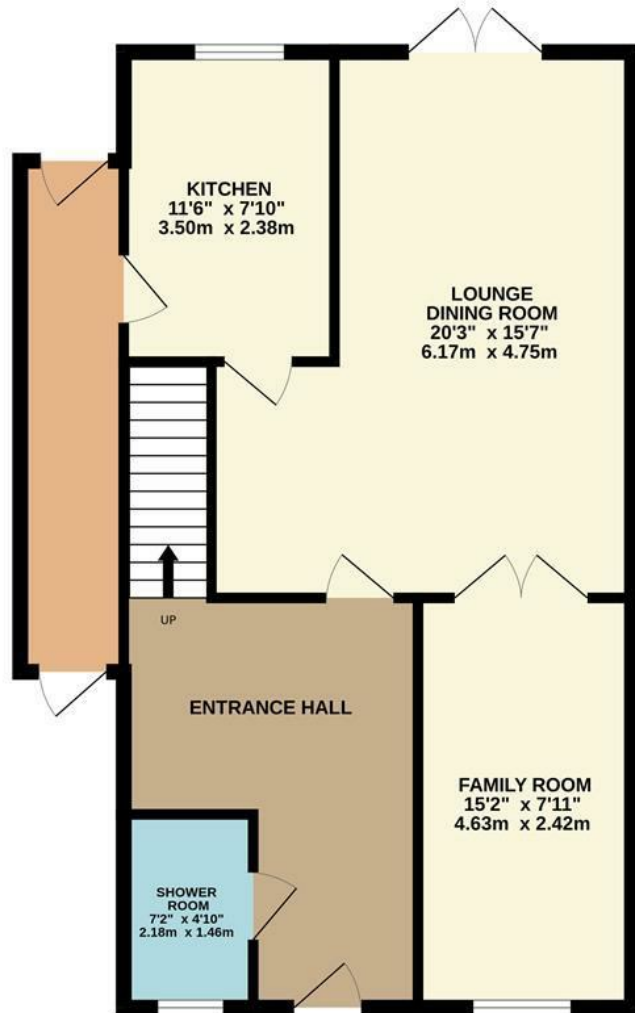
The first floor remains the same configuration as the original build with a landing serving the three good sized bedrooms and bathroom. There is also a loft point there for easy access for storage too.

#### OUTSIDE

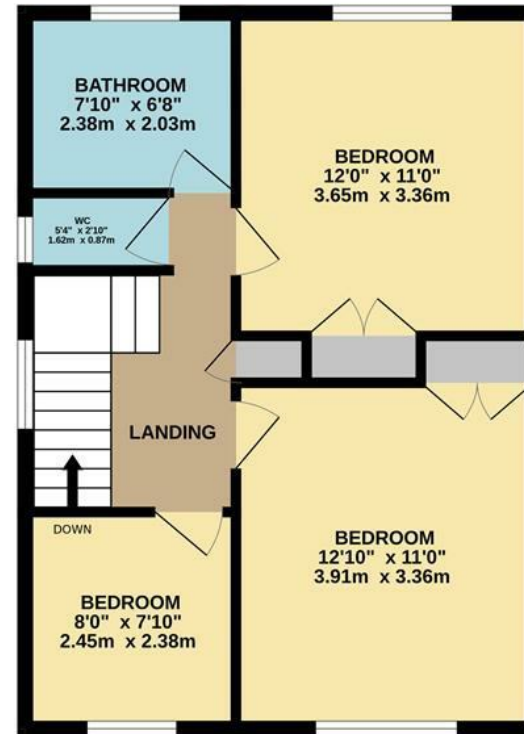
Upon arrival you are greeted with a charming front garden with driveway space for a couple of vehicles. There is access to the side of the property linking you to the rear via the side passageway. The rear garden is of a lovely size with a fabulous green outlook and offers mature shrubs, trees and well stocked borders.



GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

