



YEW TREE CLOSE, LAPWORTH, B94 6NB
ASKING PRICE OF £299,950



»X Two Bedroom Townhouse

»X No Upward Chain

»X Popular Village Location

»X Breakfast Kitchen

»X Living Room

»X Conservatory

»X Refurbished Bathroom

»X South Facing Garden

»X UPVC Double Glazing

PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Lapworth is this beautifully presented two bedroom modern townhouse which benefits from UPVC double glazed windows, electric heating and a south facing, private and low maintenance rear garden. The property is set back behind a lawned foregarden and driveway and to the ground floor affords living room, breakfast kitchen and conservatory. To the first floor are two bedrooms and a refurbished family bathroom. Outside the property enjoys a low maintenance and private rear garden with patio area and to the rear a useful storage shed with rear access. This is a fantastic opportunity to purchase a beautiful townhouse in a quiet and fantastic location with the benefit of NO UPWARD CHAIN. Viewing is strictly via Xact Homes on 01564 777284.

PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Lapworth village itself contains excellent local inns and shops, rail service from it's own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

COUNCIL TAX

Band D

TENURE

Freehold

SERVICES

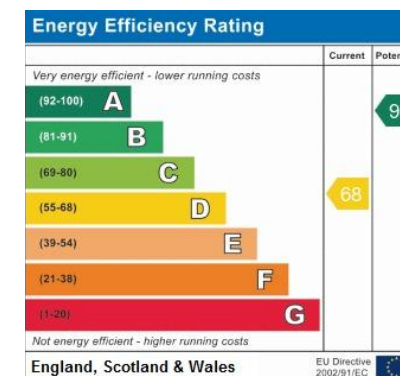
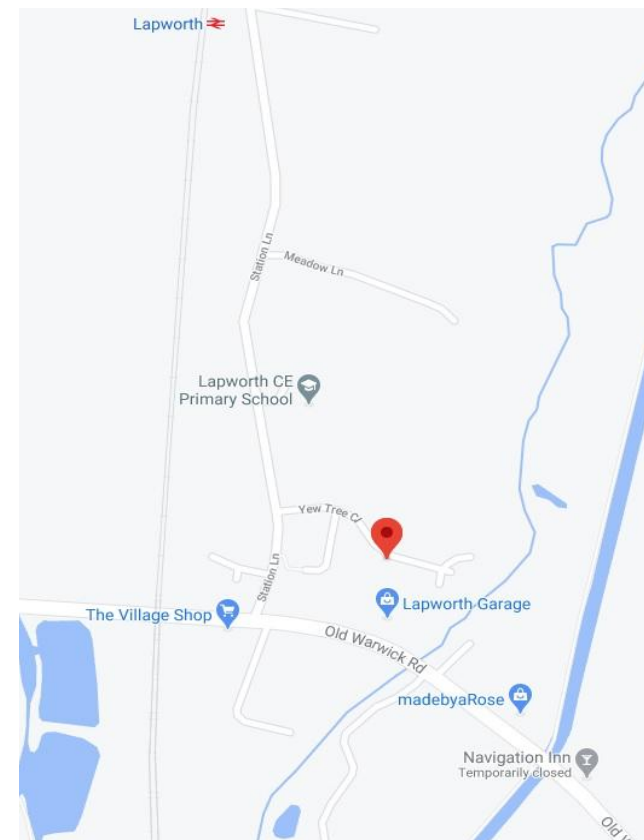
Electricity and water on a meter

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, carpets, curtains, light fittings, fitted wardrobes in bedroom one and garden shed.



PORCH

LOUNGE

13' 5" x 13' (4.1m x 3.95m)

BREAKFAST KITCHEN

13' x 7' 9" (3.95m x 2.35m)

CONSERVATORY

12' 4" x 7' 3" (3.75m x 2.2m)

FIRST FLOOR LANDING

BEDROOM ONE

13' (max) x 12' 4" (3.95m x 3.75m)

BEDROOM TWO

9' 0" x 6' 9" (2.75m x 2.05m)

SHOWER ROOM

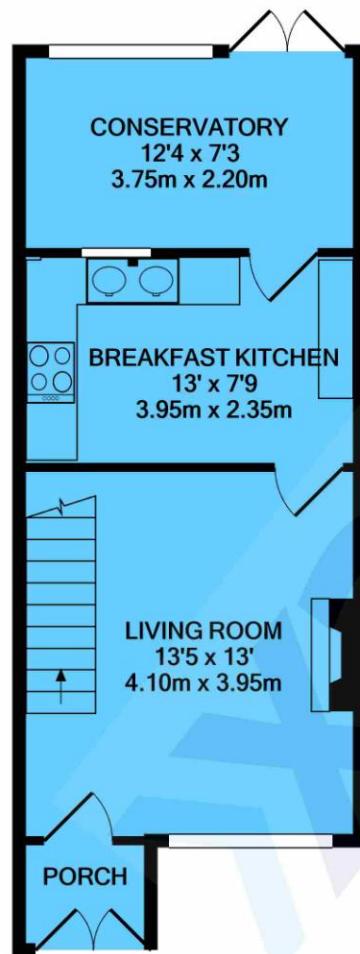
6' 1" x 5' 11" (1.85m x 1.8m)

OUTSIDE THE PROPERTY

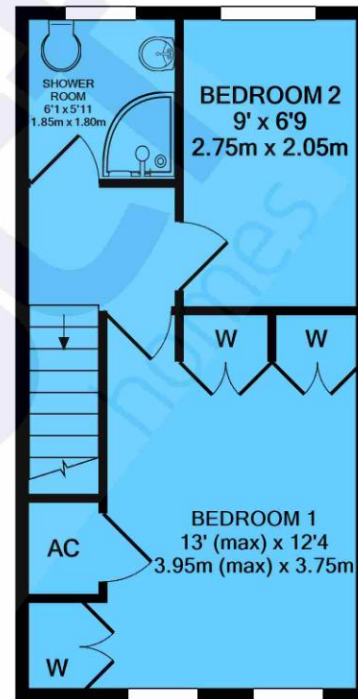
GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021