



RISING LANE, LAPWORTH, B94 6JE
ASKING PRICE OF £774,950



»X Significantly Extended & Absolutely Immaculate

»X Four Bedroom Traditional Detached

»X Set Within The Highly Sought After Village Of Lapworth

»X Open Plan Kitchen/Dining & Family Room

»X Two Further Reception Rooms

»X Principal Bedroom With Luxury Ensuite

»X Garage

»X South Facing Rear Garden

»X Large Block Paved Driveway

PROPERTY OVERVIEW

Set within the highly sought after village of Lapworth is this significantly extended and absolutely stunning four bedroom traditional detached property which truly requires internal inspection to be fully appreciated. The property resides behind a deep frontage and large block paved driveway providing ample parking for multiple vehicles and has been extended to include a magnificent open plan kitchen / dining and family room with semi vaulted ceiling and bi-fold doors opening onto the south facing rear garden. All ground floor accommodation is accessed off the entrance hallway and includes two further reception rooms including living room and study, guest cloakroom and utility. Off the entrance hallway is also a courtesy door leading into the garage. To the first floor are four bedrooms with the principal bedroom affording a luxury ensuite with underfloor heating and the remaining bedrooms serviced via the family bathroom which again affords underfloor heating. Outside the property benefits from a south facing and private rear garden which is mainly laid with lawn and affords block paved patio areas providing ample room for table and chairs and wide side gated entrance. To view this beautiful traditional family home please contact 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 E

TENURE

Freehold

SERVICES

Oil, mains electricity and sewers

BROADBAND

BT - superfast - Fibre optic

LOFT SPACE

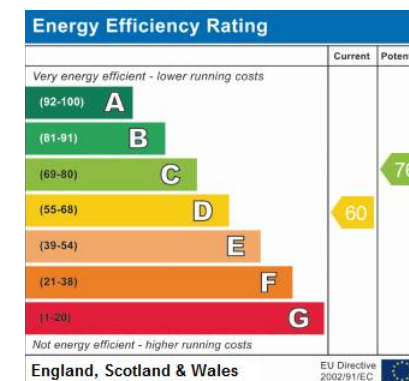
Boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Neff dishwasher, all carpets, curtains and blinds, fitted wardrobes in one bedroom, underfloor heating in ensuite and bathroom and electric car charger point



FIRST FLOOR

HALL

LIVING ROOM

12' 0" x 11' 0" (3.65m x 3.35m)

STUDY

11' 0" x 6' 11" (3.35m x 2.10m)

KITCHEN/DINING & FAMILY ROOM

20' 2" x 19' 0" (6.15m x 5.80m)

UTILITY

7' 10" x 6' 1" (2.40m x 1.85m)

WC

8' 10" x 2' 9" (2.70m x 0.85m)

INTEGRAL GARAGE

10' 2" x 7' 10" (3.10m x 2.40m)

PRINCIPAL BEDROOM

12' 0" x 11' 0" (3.65m x 3.35m)

ENSUITE

6' 0" x 5' 6" (1.85m x 1.70m)

BEDROOM TWO

12' 0" x 11' 0" (3.65m x 3.35m)

BEDROOM THREE

16' 7" x 9' 4" (5.05m x 2.85m)

BEDROOM FOUR

10' 0" x 7' 5" (3.05m x 2.25m)

BATHROOM

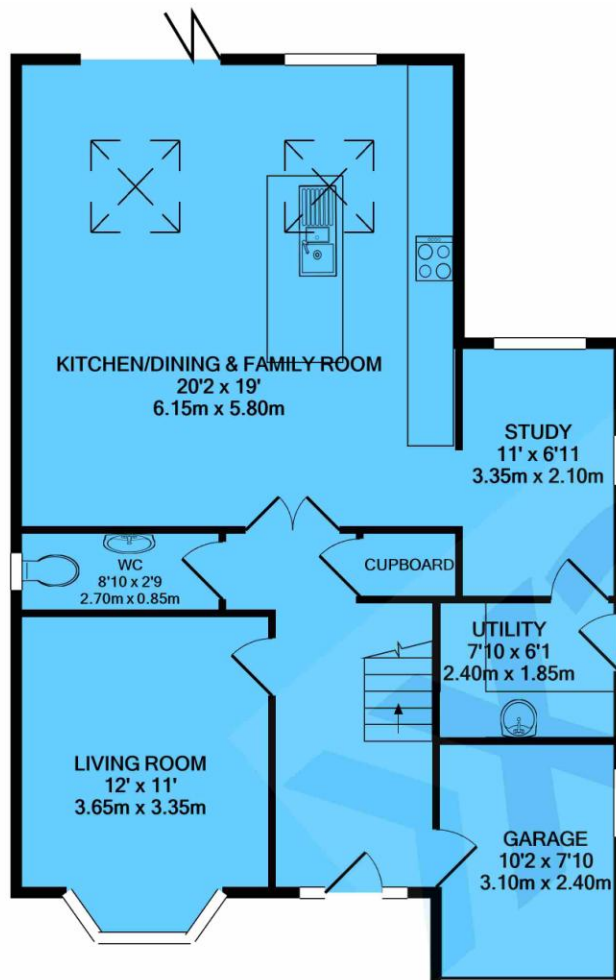
7' 8" x 6' 6" (2.35m x 2.00m)

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN







GROUND FLOOR
APPROX. FLOOR
AREA 881 SQ.FT.
(81.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.8 SQ.M.)

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

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