



AYLESBURY COURT, AYLESBURY ROAD, LAPWORTH, B94 6BE  
ASKING PRICE OF £650,000



» Located Within An Exclusive & Private Development

» Stunning Grade II Listed Townhouse

» Finished To The Highest Specification

» Part Of Totally Restored Manor House

» Boasting Many Features Associated With A Period Property

» Impressive Living Room

» Breakfast Kitchen

» Two Bedrooms & Two Luxury Ensuite

» Separate Shower Room

### PROPERTY OVERVIEW

Located within an exclusive and private gated development in Lapworth is this absolutely stunning Grade II Listed townhouse which is finished to the highest specification throughout. Comprising of five stylish townhouses and constructed from the original Manor House with distinctive architecture with contemporary finishes and all set within landscaped tranquil grounds. Number 2 Aylesbury Court is a magnificent end townhouse affording many features associated with this period property including high ceilings and feature bay windows blended with a modern contemporary finish throughout. Internally the property is beautifully presented and all ground floor accommodation is accessed via an imposing entrance hallway with tiled flooring and guest cloakroom. The open plan living room is fitted with a feature fireplace, slate hearth and multi-burner, bay window with fitted shutters and internal doors opening into the breakfast kitchen which is fitted with Siematic base, wall and drawer units with quartz worksurface over, a range of Neff integrated appliances and bifold doors opening onto the private patio. To the first floor are two double bedrooms both with luxury ensuite facilities finished with Porcelanosa tiling throughout with the principal bedroom affording a dressing are with fitted wardrobes. Bedroom two also affords a balcony located to the front and affording room for table and chairs and is serviced via a further luxury shower room. Outside the property benefits from a single garage and a private south westerly facing garden wrapping around the side of the property with a paved patio area providing ample room for table and chairs and also private views to open fields. To view this outstanding property set within an exclusive development 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.

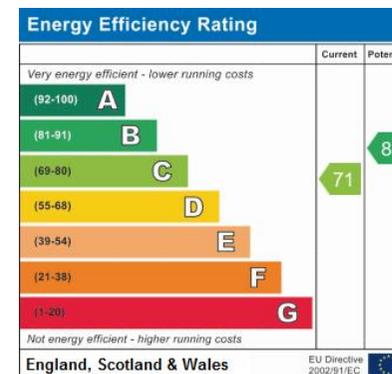
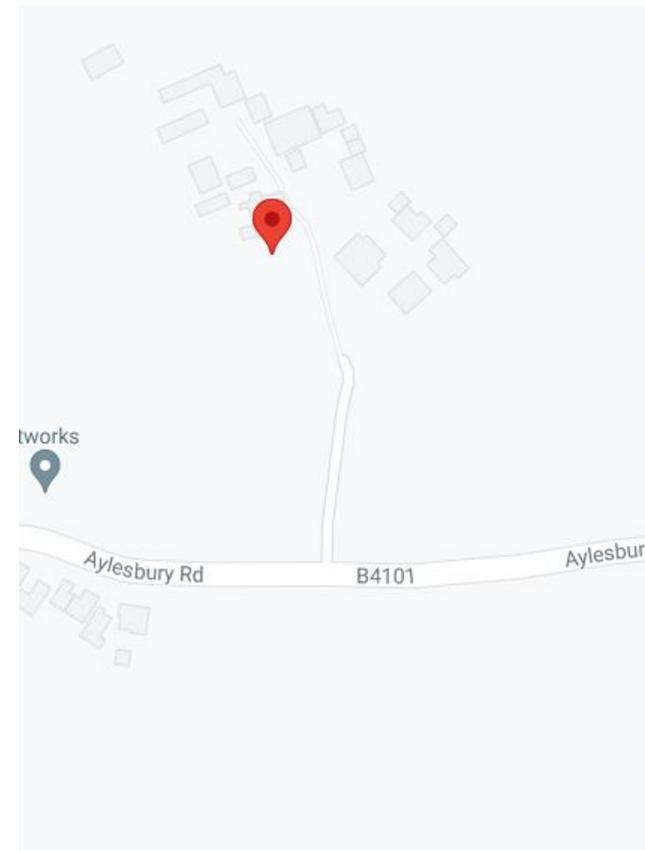
<b>COUNCIL TAX</b>	Band E
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Water meter, mains gas, electricity and sewers
<b>BROADBAND</b>	BT
<b>LOFT SPACE</b>	With lighting
<b>GARDEN</b>	South west facing
<b>SERVICE CHARGE</b>	£762.00 pa
<b>GROUND RENT</b>	Nil

### ITEMS INCLUDED IN THE SALE

Two Neff integrated ovens, Neff integrated hob, Neff extractor, Neff microwave, Neff fridge freezer, Neff dishwasher, Neff washing machine, Neff tumble dryer, all carpets and shutters and electric garage door

### DISCLAIMER

The vendor of the property is an employee of Xact Homes



**HALL**

**LIVING ROOM**

16' 3" x 21' 3" (max) (4.96m x 6.48m)

**BREAKFAST KITCHEN**

9' 7" x 15' 8" (2.92m x 4.78m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

11' 4" x 8' 10" (max) (3.45m x 2.68m)

**DRESSING AREA**

14' 1" x 5' 2" (4.30m x 1.70m)

**ENSUITE**

7' 6" x 4' 4" (2.29m x 1.33m)

**BEDROOM TWO**

10' 1" x 10' 0" (3.07m x 3.06m)

**WC ENSUITE**

3' 2" x 4' 3" (0.96m x 1.29m)

**BALCONY**

**SHOWER ROOM**

6' 9" x 3' 7" (2.07m x 1.08m)

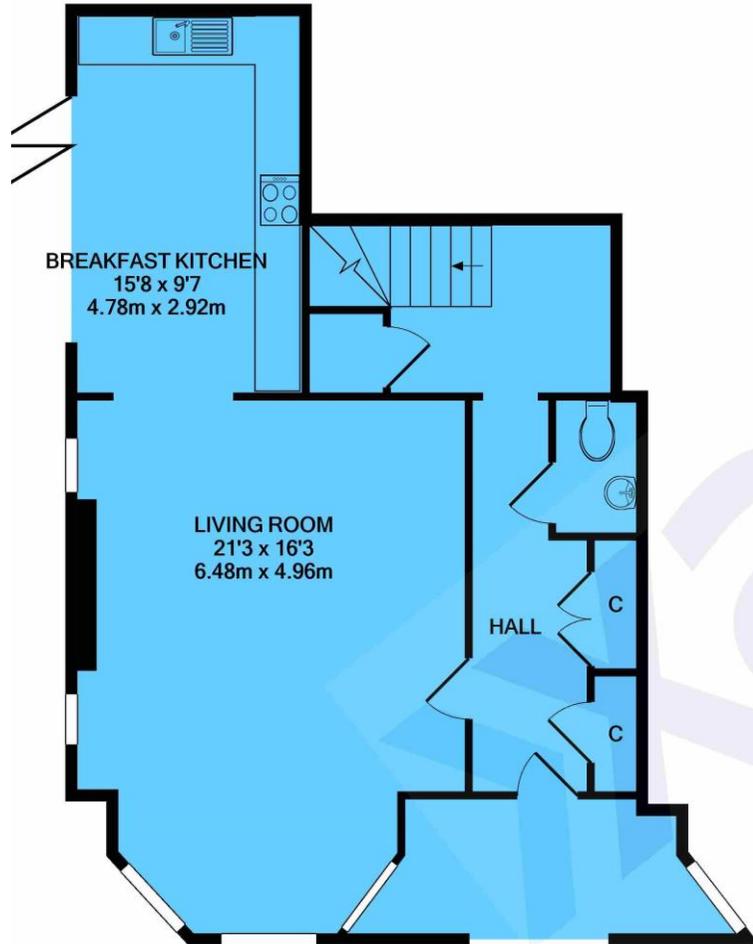
**OUTSIDE THE PROPERTY**

**SINGLE GARAGE**

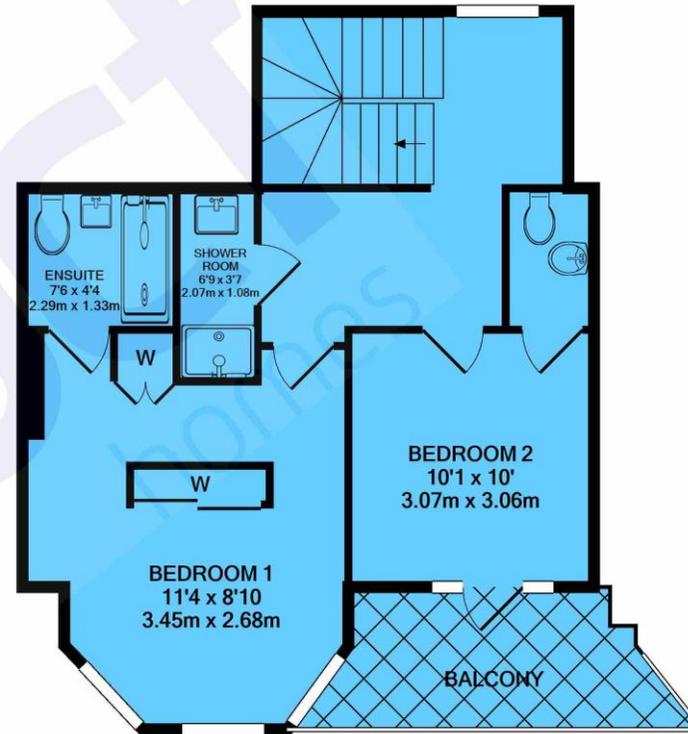
**PRIVATE SOUTH WESTERLY GARDEN**







GROUND FLOOR  
APPROX. FLOOR  
AREA 746 SQ.FT.  
(69.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 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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