



ST CHADS MEWS, OLD WARWICK ROAD, LAPWORTH, B94 6LD  
ASKING PRICE OF £350,000



» No Upward Chain

» Three Bedroom End Mews

» Popular Village Location

» Well Maintained & Decorated

» Fitted Kitchen With Underfloor Heating

» Living / Dining Room

» Refitted Family Bathroom

» Private South Facing Rear Garden

» Garage & Visitor Parking

### PROPERTY OVERVIEW

Located in the popular village of Lapworth and close to local amenities, this three bedroom end mews property has been well maintained and decorated and is offered to the market with no upward chain. Briefly the property comprises; entrance hallway, guest cloakroom, living/dining room, refitted kitchen with underfloor heating, three bedrooms and refitted family bathroom. To the front the property stands behind a block paved driveway with one visitor allocated parking space, and to the rear the property benefits from a private south facing garden with a single garage situated at the bottom.

### 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

Mains electricity and sewers

### GARDEN

South facing

### SERVICE CHARGE

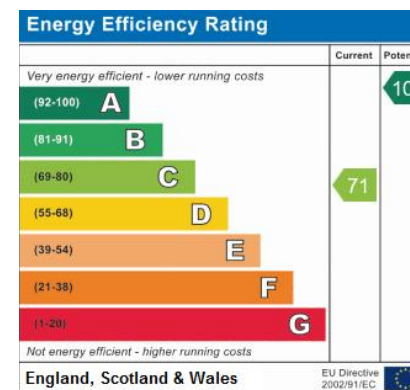
£228.00 pa

### GROUND RENT

Nil

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, blinds and light fittings, fitted wardrobes in one bedroom and underfloor heating in the kitchen



**HALL**

**KITCHEN**

10' 0" x 7' 6" (3.05m x 2.29m)

**LIVING/DINING ROOM**

17' 2" x 14' 6" (5.24m x 4.42m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

14' 5" x 10' 10" (4.39m x 3.29m)

**BEDROOM TWO**

10' 7" x 7' 10" (3.23m x 2.38m)

**BEDROOM THREE**

6' 7" x 6' 7" (2.01m x 2.01m)

**BATHROOM**

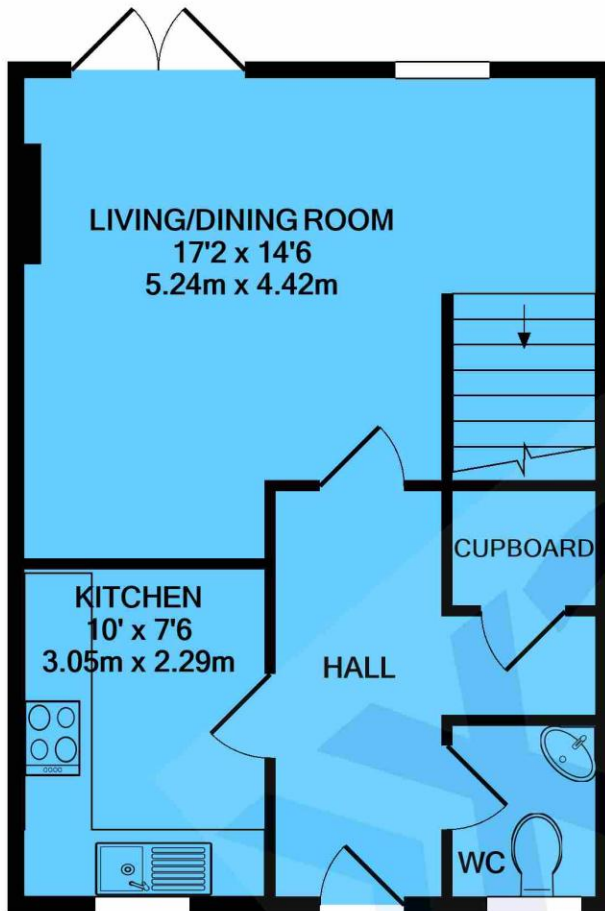
**OUTSIDE THE PROPERTY**

**GARAGE**

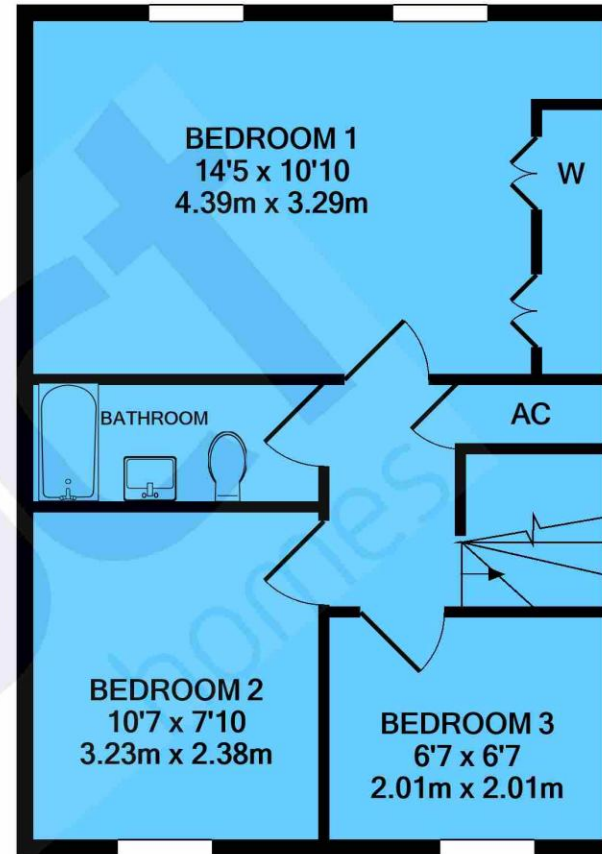
**SOUTH FACING REAR GARDEN**







GROUND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 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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