



YEW TREE CLOSE, LAPWORTH, B94 6NB
ASKING PRICE OF £150,000



» NO UPWARD CHAIN

» One Bedroom Ground Floor Apartment

» Short Walk From Lapworth Train Station & Local Amenities

» Ideal For First Time Buyers & Investors

» In Highly Sought After Location In Lapworth

» Fitted Kitchen

» Communal Entrance

» Off Road Parking

» Communal Gardens

PROPERTY OVERVIEW

Coming to the market with NO UPWARD CHAIN is this one bedroom ground floor apartment, located in a highly sought after cul-de-sac in Lapworth and within walking distance to Lapworth station and all local amenities. The property which is accessed via a communal entrance, affords:- an excellent living / dining room, a fitted kitchen with built in fridge, large double bedroom with fitted wardrobes and bathroom. The property benefits from an allocated parking space and is surrounded by a communal garden. This is an ideal opportunity to a first time buyer or investor. Viewing is strictly via Xact Homes on 01564 777284.

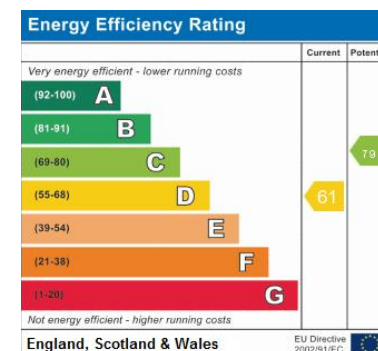
PROPERTY LOCATION

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 C
TENURE	Leasehold - 68 years remaining (extending to 90 years)
SERVICES	Mains electricity and sewers
SERVICE CHARGE	£1,400 pa
GROUND RENT	Nil (once lease extended)

ITEMS INCLUDED IN THE SALE

Indesit integrated oven, Creda integrated hob, extractor, Indesit fridge freezer, Zanussi washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes.



HALL

LIVING ROOM/DINING ROOM

17' 0" x 10' 8" (5.19m x 3.26m)

KITCHEN

8' 0" x 5' 5" (2.44m x 1.65m)

BEDROOM

13' 9" x 8' 11" (4.20m x 2.72m)

BATHROOM

6' 4" x 5' 7" (1.93m x 1.71m)

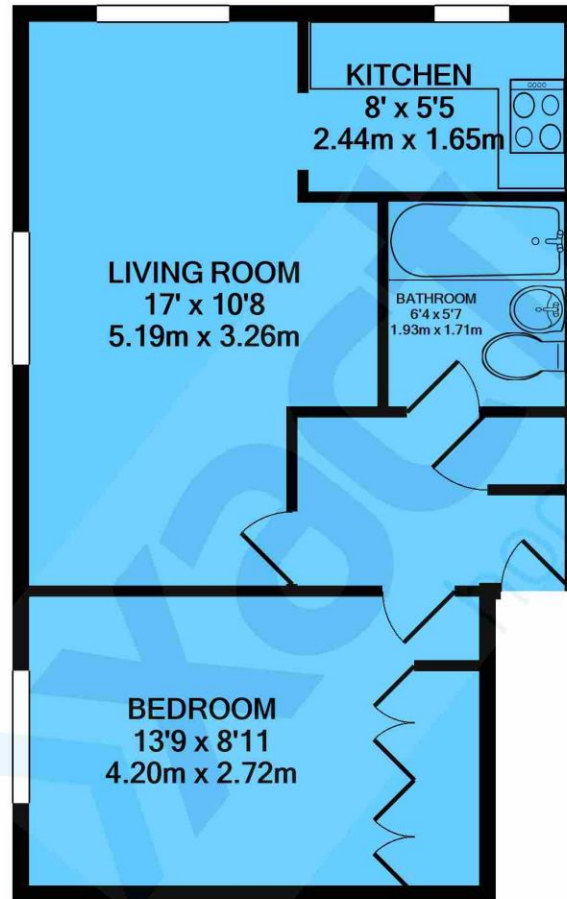
OUTSIDE THE PROPERTY

ALLOCATED PARKING

COMMUNAL GARDENS







TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.2 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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