



# Chessetts Wood Road, Lapworth

Guide Price £850,000





## PROPERTY OVERVIEW

This is a rare opportunity to purchase a stunning four bedroom detached property located on a prime road in the highly sought after village of Lapworth which has been extensively refurbished and is absolutely immaculate throughout. Set on a fantastic corner plot the property offers outstanding potential for further extension and or development subject to the necessary planning permissions. This superb traditional family home benefits from an abundance of natural light and includes four spacious reception rooms including a large living room with windows to the front and side elevations; a generous sized sitting room with a large storage cupboard; a dining room benefiting from under stairs storage and a fabulous conservatory with French doors overlooking the beautiful rear garden. The remainder of the ground floor consists of an excellent modern fitted kitchen which has been refitted to a high specification, a large practical utility and a side store.





The first floor comprises of four double bedrooms, with the principal bedroom benefiting from a luxury ensuite and walk in wardrobe. The remaining bedrooms are serviced by a new luxury family bathroom. The beautiful rear garden is extensively landscaped and benefits from lawned areas, integrated pond, separate vegetable patch and paved pathways extending to the rear of the garden where there is a useful additional storage shed. The property also benefits from a detached double garage which is set behind a tarmac driveway providing ample parking. To view this outstanding opportunity 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: G

Tenure: Freehold



- Four Bedroom Detached Property
- Completely Refurbished & Redecorated
- Potential For New Build Property (STTP)
- Excellent Modern Fitted Kitchen
- Fabulous Conservatory
- Beautiful Rear Garden
- Luxury Family Bathroom
- Separate Double Garage

#### **PORCH**

4' 11" x 4' 11" (1.5m x 1.5m)

#### **RECEPTION HALL**

5' 0" x 4' 5" (1.53m x 1.35m)

#### **LIVING ROOM**

24' 10" x 13' 11" (7.57m x 4.24m)

#### **SITTING ROOM**

18' 9" x 11' 12" (5.71m x 3.65m)

#### **DINING ROOM**

17' 9" x 12' 4" (5.41m x 3.75m)

#### **KITCHEN**

12' 5" x 9' 5" (3.78m x 2.87m)

#### **CONSERVATORY**

18' 3" x 15' 4" (5.57m x 4.67m)

#### **SIDE STORE**

18' 11" x 5' 9" (5.76m x 1.75m)

#### **UTILITY**

18' 1" x 6' 7" (5.52m x 2.01m)

#### **WC**

5' 11" x 2' 12" (1.8m x 0.91m)





## FIRST FLOOR

### BEDROOM ONE

11' 11" x 11' 4" (3.64m x 3.45m)

### ENSUITE

10' 8" x 5' 5" (3.25m x 1.64m)

### BEDROOM TWO

10' 10" x 9' 10" (3.3m x 2.99m)

### BEDROOM THREE

14' 2" x 11' 11" (4.33m x 3.64m)

### BEDROOM FOUR

10' 9" x 8' 11" (3.28m x 2.71m)

### BATHROOM

9' 4" x 6' 7" (2.84m x 2.01m)

## OUTSIDE THE PROPERTY

### GARAGE

19' 7" x 16' 3" (5.96m x 4.96m)

## NORTH FACING REAR GARDEN

### ITEMS INCLUDED IN THE SALE

Belling integrated hob, Belling extractor, Belling fridge, Bosch dishwasher, all carpets, blinds and light fittings, garden shed and electric garage door.

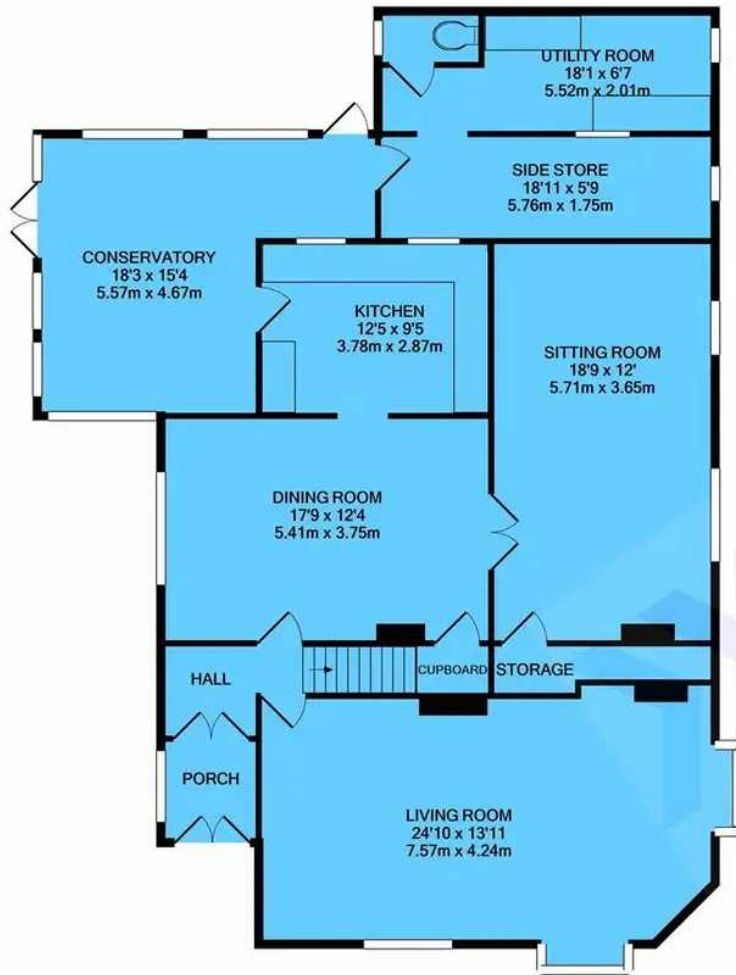
### ADDITIONAL INFORMATION

Services - Water meter, mains electricity and sewers.  
Broadband - Plusnet, Loft Space - Boarded with ladder and lighting

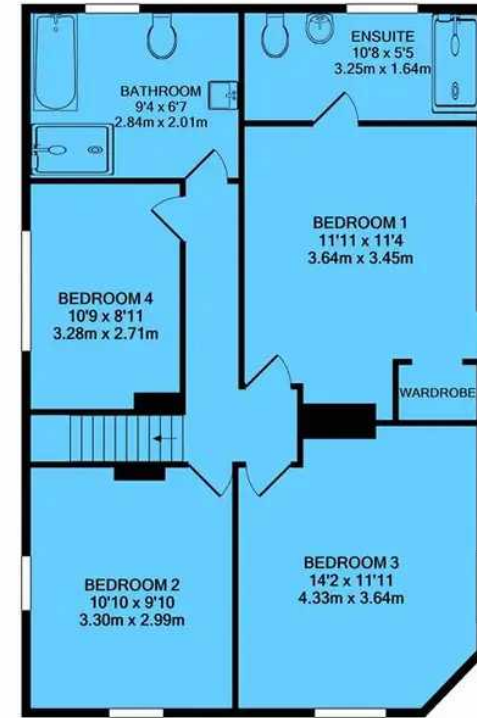
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2596 SQ.FT. (241.2 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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