



## Fetherston Grange Glasshouse Lane, Lapworth

Guide Price £325,000





## PROPERTY OVERVIEW

Set in an idyllic rural location Fetherston Grange is a unique and delightful country house conversion surrounded by established and mature grounds with stunning countryside views. This superb three bedroom property set on the first floor is accessed via a private entrance leading to a spacious hallway providing ample space for either a home office or seating area. The first floor accommodation consists of a generously sized dual aspect living / dining room accessed via an open archway from the hallway benefiting from excellent rural views and an abundance of natural light; a modern fitted kitchen with integrated appliances; and a shower room. The second floor is made up of three double bedrooms including a principal bedroom with an en-suite bathroom, a spacious second bedroom with fitted wardrobes and the third bedroom offers versatility to be used as a home office and benefits from a mezzanine floor with a double bunk bed, ample space work space and a useful store room.





Outside the property enjoys magnificent rural grounds predominantly laid with lawn, a tennis court, a separate garage and ample parking space. Pets are welcome within the apartment and grounds and the property benefits from being within the Arden Academy catchment area and **995 years on the lease**. To view this excellent property call Xact Homes today on 01564 777 284.

#### 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: Leasehold

- Three Bedroom Property
- Highly Sought After Fetherston Grange
- Stunning Rural Location
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Principal Bedroom
- Shower Room
- Separate Garage
- Beautiful Communal Gardens



**HALLWAY**

17' 2" x 7' 1" (5.24m x 2.16m)

**LIVING ROOM**

17' 3" x 11' 3" (5.25m x 3.42m)

**KITCHEN/BREAKFAST ROOM**

16' 9" x 7' 0" (5.10m x 2.14m)

**SHOWER ROOM**

6' 2" x 3' 9" (1.88m x 1.14m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

10' 6" x 7' 6" (3.19m x 2.29m)

**ENSUITE**

6' 11" x 5' 11" (2.12m x 1.80m)

**BEDROOM TWO**

13' 0" x 11' 3" (3.97m x 3.44m)

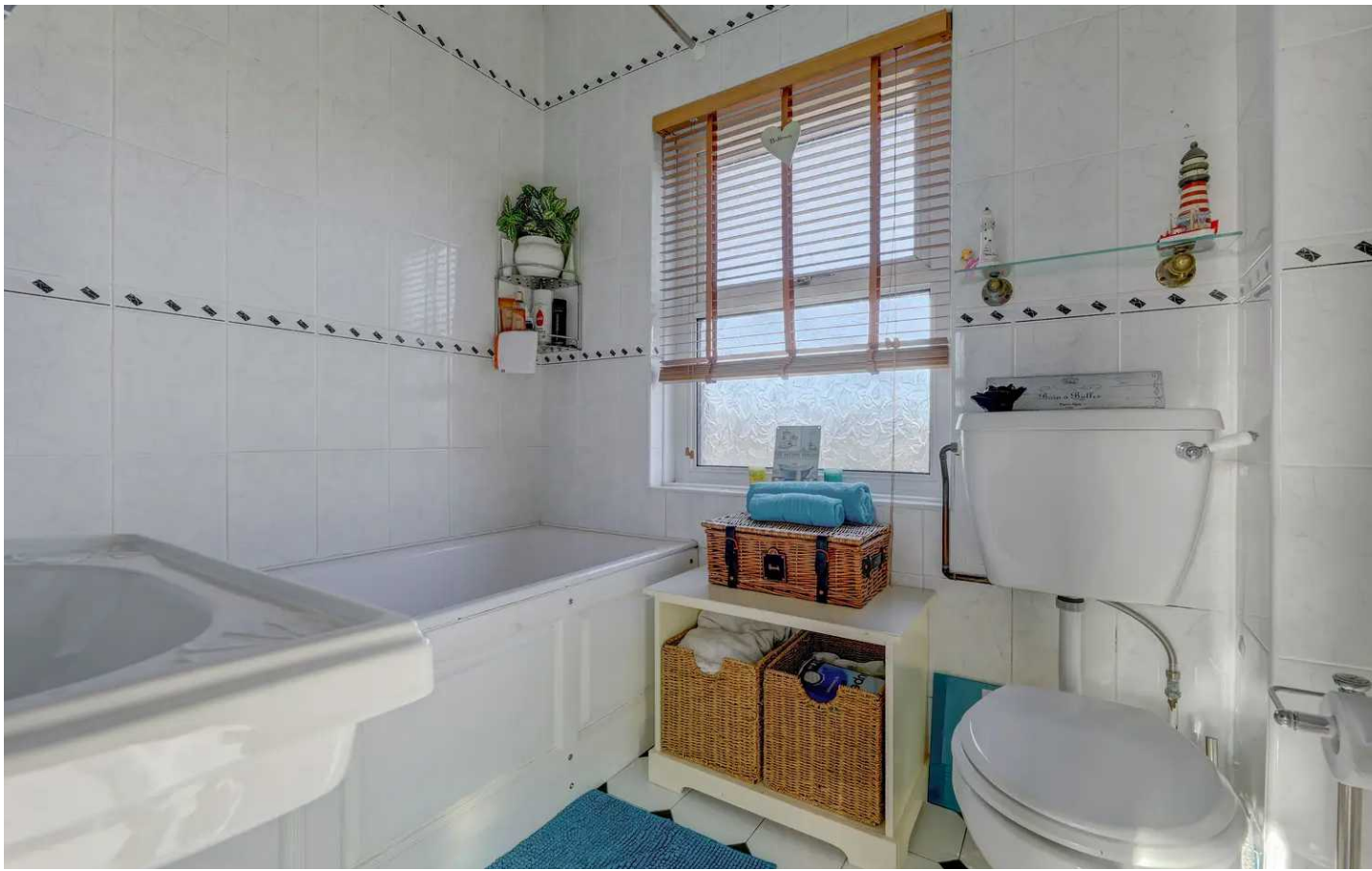
**BEDROOM THREE**

8' 2" x 7' 4" (2.50m x 2.24m)

**STORE ROOM**

5' 11" x 3' 10" (1.80m x 1.18m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 11" x 8' 1" (5.15m x 2.47m)

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, all carpets, all curtains, all blinds and all light fittings

### **ADDITIONAL INFORMATION**

Services: LPG Gas central heating Broadband: Sky Fibre-Optic. Loft Space: boarded with ladder and lighting. Service Charge: £180.00 per month No Ground Rent

### **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.

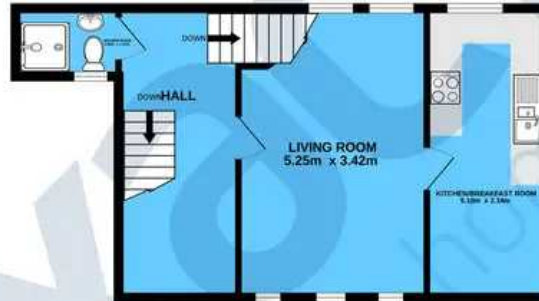




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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