



Fetherston Grange Glasshouse Lane, Lapworth

Offers In Excess Of £350,000





PROPERTY OVERVIEW

Set in a fantastic rural location surrounded by beautiful countryside views is this two bedroom first floor apartment which is offered to the market with the benefit of NO UPWARD CHAIN. The property has had several hundred thousand pounds of recent improvements, which allows the beauty of the building to be maintained whilst inside having modern high quality facilities and services. Apartment 21 is accessed via a communal entrance with a lift to the first floor and the second floor under discussion. Upon entering the apartment you are greeted by a spacious entrance hallway with an abundance of storage. The property consists of:- a large living room benefiting from stunning views via a feature bay window; a generously sized dining room offering versatility to be used as a home office; a fitted kitchen with integrated appliances; two double bedrooms, one of which benefits from fitted wardrobes; and a modern family bathroom. Outside the property enjoys over five acres of delightful well-maintained grounds with a tennis court, with Apartment 21 benefiting from a single garage, one allocated car parking space and two additional communal spaces. Early viewing is highly recommended on this unique property.



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



- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Set In A Stunning Rural Location
- Modern Fitted Kitchen
- Large Living Room
- Single Garage & Allocated Parking
- Family Bathroom
- Dining Room

FIRST FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALLWAY

LIVING ROOM

13' 11" x 13' 12" (4.25m x 4.26m)

DINING ROOM

7' 2" x 13' 11" (2.18m x 4.25m)

KITCHEN

9' 11" x 8' 10" (3.03m x 2.68m)

BEDROOM ONE

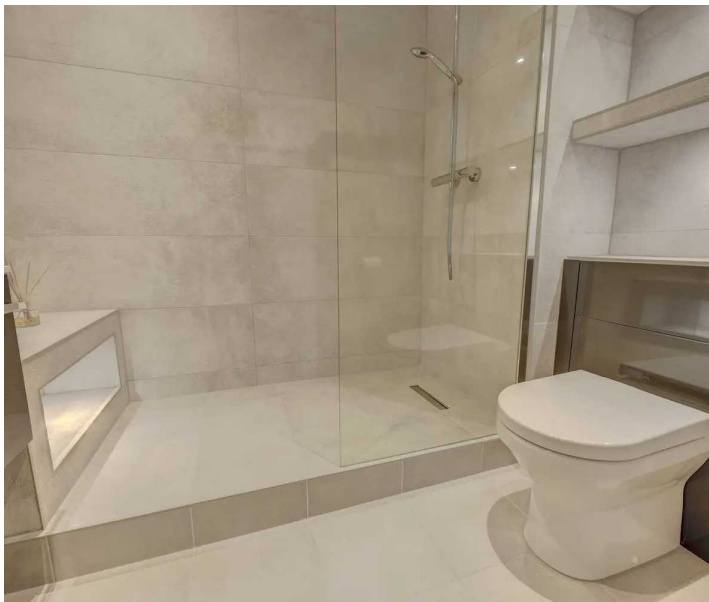
11' 12" x 10' 6" (3.65m x 3.19m)

BEDROOM TWO

13' 11" x 7' 1" (4.23m x 2.17m)

BATHROOM

5' 9" x 6' 4" (1.75m x 1.92m)





OUTSIDE THE PROPERTY

GROUNDS WITH TENNIS COURT

SINGLE GARAGE

ONE ALLOCATED PARKING SPACE

TWO COMMUNAL PARKING SPACES

ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings, garden storage, access to greenhouse, a garage and a communal garage.

ADDITIONAL INFORMATION

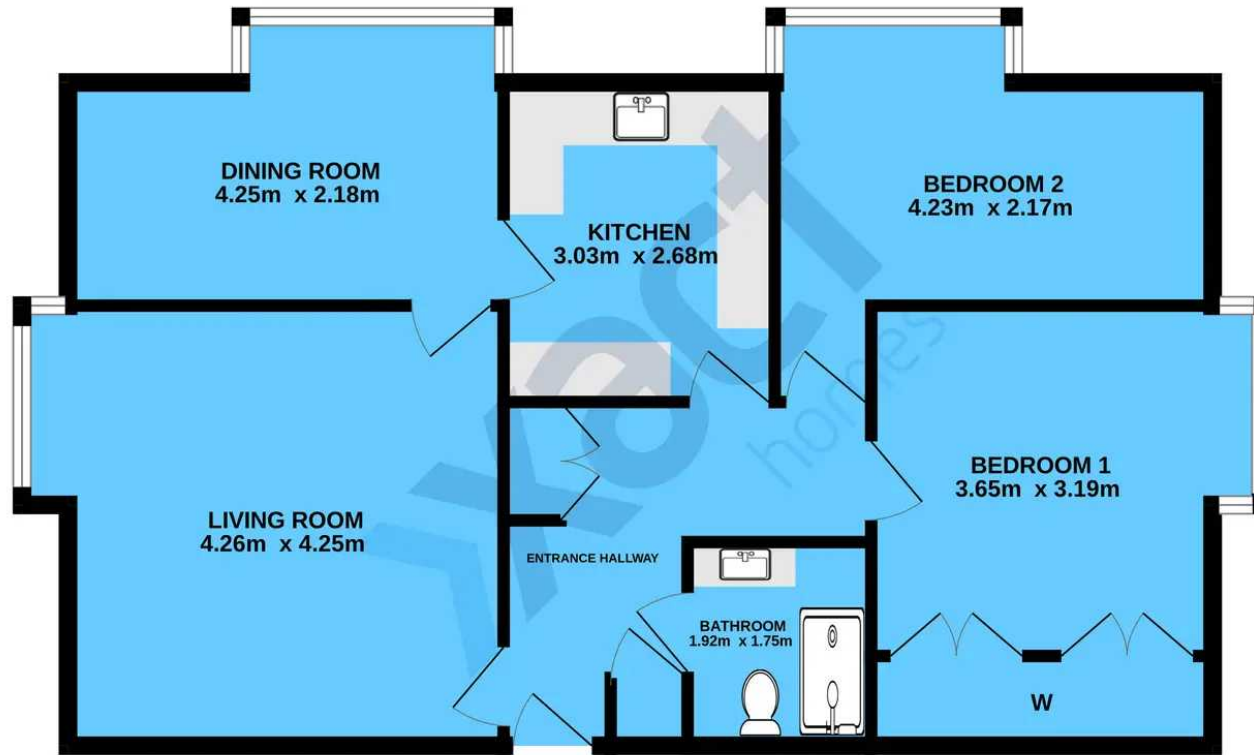
Services - oil and electricity. Broadband - any 74MBS (main box outside grange). Service charge - £199 per month.

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.



1ST 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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