



Station Lane, Lapworth

Guide Price £800,000

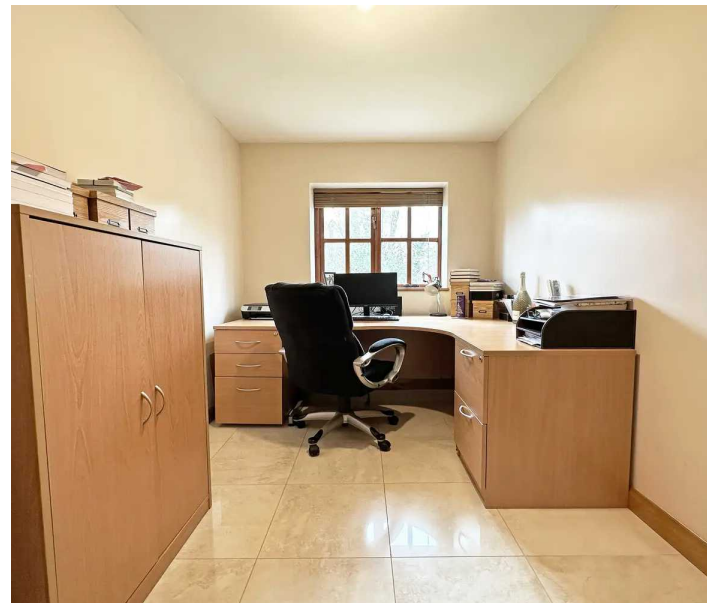
xact
EXCLUSIVE





PROPERTY OVERVIEW

Tucked behind a private driveway off one of Lapworth's most sought after roads is this unique and immaculately presented four bedroom detached family home in which internal inspection is highly recommended to truly appreciate what the property has to offer. Accessed via a welcoming entrance hallway with ample storage space the ground floor accommodation benefits from underfloor heating throughout and consists of a large kitchen / dining room including fully integrated appliances, a breakfast bar and excellent views of the rear garden. The stunning living room benefits from a high vaulted ceiling with exposed oak beams, a log burner and French doors opening to the rear garden. The remainder of the ground floor is made up of:- a snug providing a second living space; generously sized home office / study; a practical utility room and toilet. The basement comprises of four double bedrooms all of which benefit from an abundance of natural light with the principal bedroom benefiting from a modern ensuite. All remaining bedrooms are serviced via a modern family bathroom. Outside the property enjoys a wide tarmac driveway providing parking for multiple vehicles to the front and a rear garden wrapping around the property with patio seating areas.

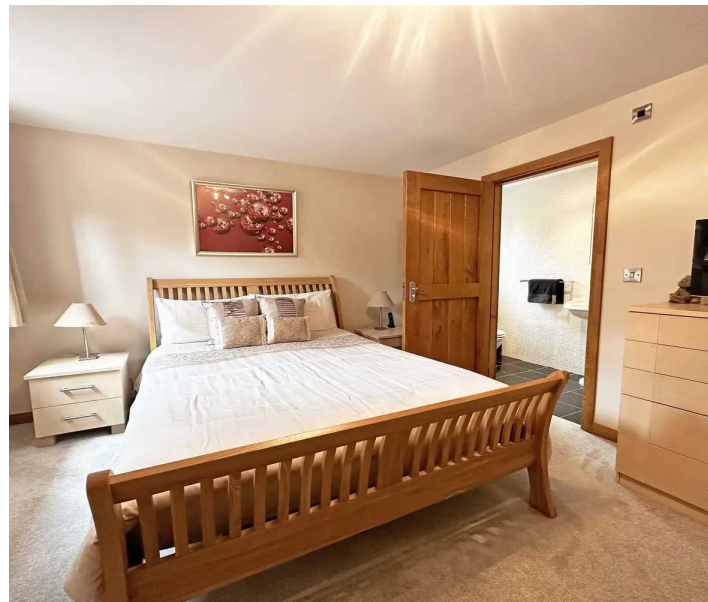




As well as a block constructed shed with tiled roofing (matching the house), electricity installed throughout and a water tap outside - presently used as a workshop. To view this superb family home call Xact Homes today on 01564 777284.

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: F

Tenure: Freehold

- Four Double Bedroom Family Home
- Highly Sought After Location
- Kitchen / Dining Room
- Underfloor Heating Throughout
- Living Room
- Home Office / Study
- Principal Bedroom With Ensuite
- Private Driveway With Ample Parking
- Rear Garden





GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN / DINING ROOM

15' 7" x 15' 7" (4.75m x 4.74m)

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.27m)

SNUG

15' 7" x 7' 7" (4.74m x 2.32m)

HOME OFFICE / STUDY

11' 3" x 7' 0" (3.42m x 2.14m)

UTILITY ROOM

8' 6" x 5' 5" (2.60m x 1.65m)

WC

5' 5" x 3' 6" (1.65m x 1.06m)

THE BASEMENT

PRINCIPAL BEDROOM

15' 6" x 11' 3" (4.72m x 3.44m)

EN-SUITE

10' 5" x 3' 7" (3.18m x 1.10m)

BEDROOM TWO

15' 3" x 8' 9" (4.64m x 2.67m)

BEDROOM THREE

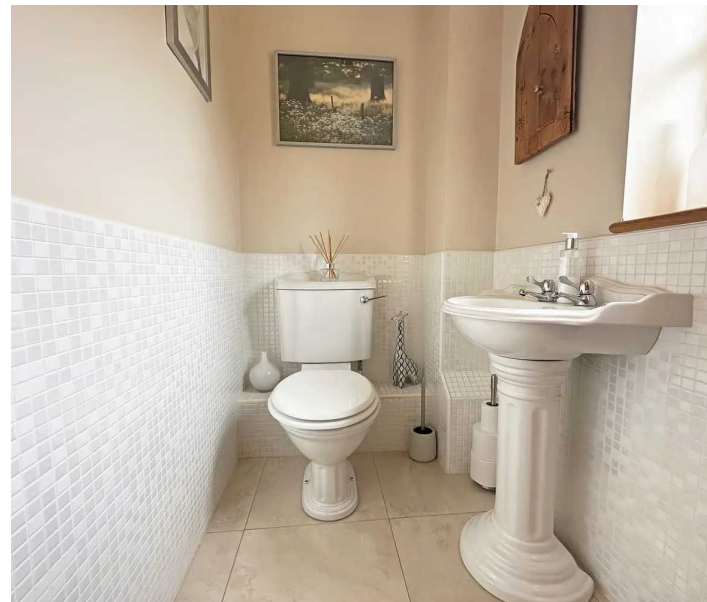
11' 4" x 11' 2" (3.45m x 3.41m)

BEDROOM FOUR

15' 2" x 7' 0" (4.63m x 2.13m)

BATHROOM

10' 4" x 8' 11" (3.15m x 2.71m)





OUTSIDE THE PROPERTY

SHED / BLOCK CONSTRUCTED WORKSHOP

11' 7" x 8' 3" (3.52m x 2.52m)

REAR GARDEN

PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN SALE

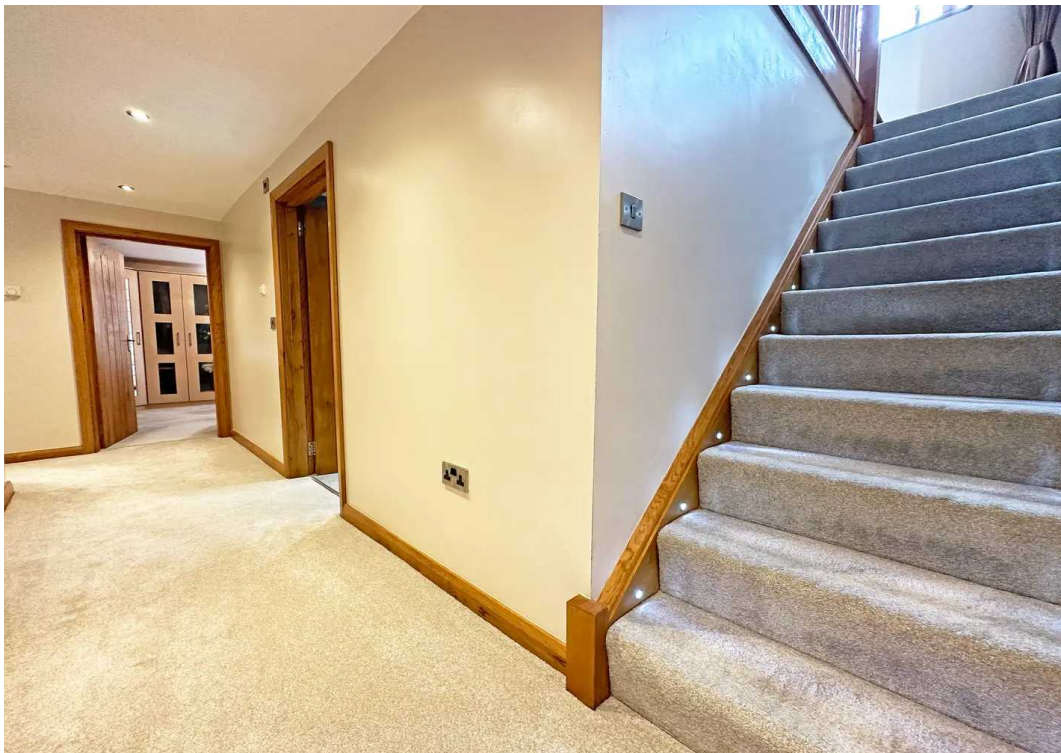
Rangemaster free standing cooker, integrated hob, extractor, dishwasher, all carpets, some curtains, some light fittings, underfloor heating and garden shed.

ADDITIONAL INFORMATION

Services - oil, electricity and mains sewers. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

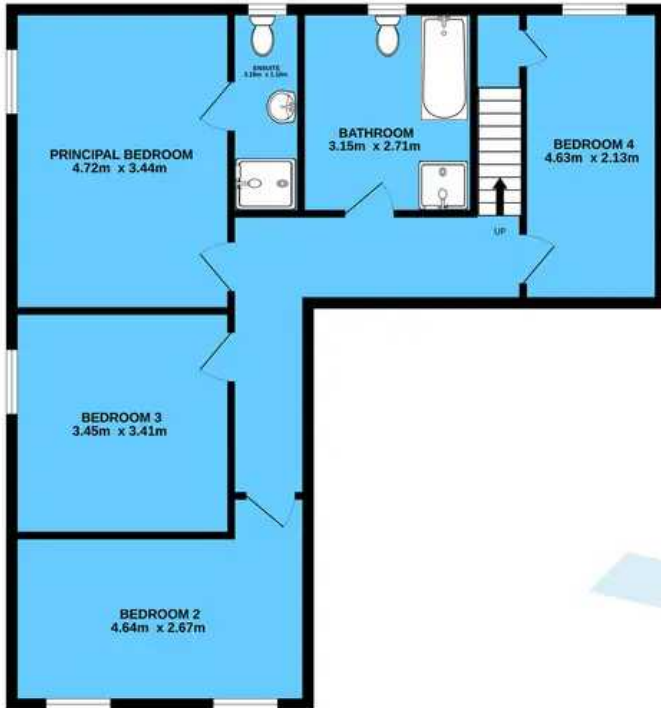
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



BASEMENT

GROUND FLOOR

OUTBUILDING



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.
Made with Metropix ©2023

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

