



Station Lane, Lapworth

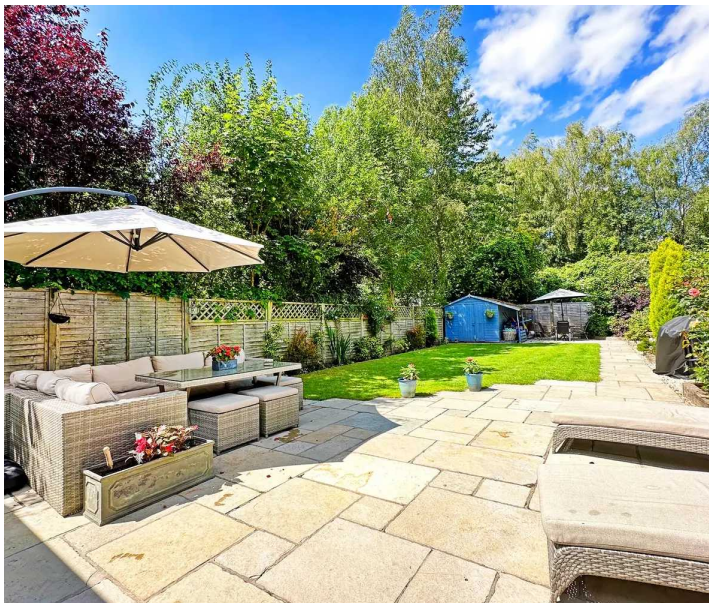
In Excess Of £550,000





PROPERTY OVERVIEW

Set in a prime location, in the highly sought after village of Lapworth and within walking distance to Lapworth station, local primary school and all amenities, is this beautifully presented three bedroom semi detached family home which truly requires internal inspection to be fully appreciated. The property is set behind a recently laid block paved driveway providing parking for multiple vehicles and briefly comprises of: large entrance porch, entrance hallway, guest WC, living room, study / family room, re-fitted kitchen/breakfast room with built in appliances and feature central breakfast bar, utility room and large conservatory to the rear and overlooking the landscaped rear garden. To the first floor are three well-proportioned bedrooms (principal bedroom including fitted wardrobes) and a re-fitted family bathroom with separate bath and shower. Outside, the property benefits from a westerly facing and private rear garden with full width paved patio providing ample room for table and chairs and a large and useful storage shed. To view this stunning family home call 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: E

Tenure: Freehold





- Beautifully Presented Family Home
- Three Good Sized Bedrooms
- Guest WC and Utility Room
- Living Room
- Re-Fitted Kitchen/Breakfast Room with Appliances
- Conservatory
- Study / Family Room
- Re-Fitted Family Bathroom
- Westerly Facing Private Rear Garden

ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST WC

LIVING ROOM

21' 2" x 11' 4" (6.45m x 3.45m)

CONSERVATORY

16' 11" x 11' 4" (5.16m x 3.45m)

STUDY / FAMILY ROOM

16' 1" x 7' 10" (4.9m x 2.4m)

KITCHEN / BREAKFAST ROOM

21' 2" x 13' 7" (6.45m x 4.14m)

UTILITY ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

15' 6" x 12' 2" (4.72m x 3.7m)

BEDROOM TWO

12' 5" x 12' 2" (3.78m x 3.7m)

BEDROOM THREE

11' 2" x 8' 1" (3.4m x 2.46m)

BATHROOM

8' 5" x 7' 11" (2.56m x 2.41m)





OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR TWO CARS

WESTERLY FACING PRIVATE REAR GARDEN

ITEMS INCLUDED IN SALE

Electrolux integrated oven, Indesit integrated hob, Hotpoint extractor, Beko dishwasher, all carpets, fitted wardrobes in one bedroom, some light fittings, underfloor heating in the conservatory, garden shed and possible the wardrobe to be sold in bedroom two.

ADDITIONAL INFORMATION

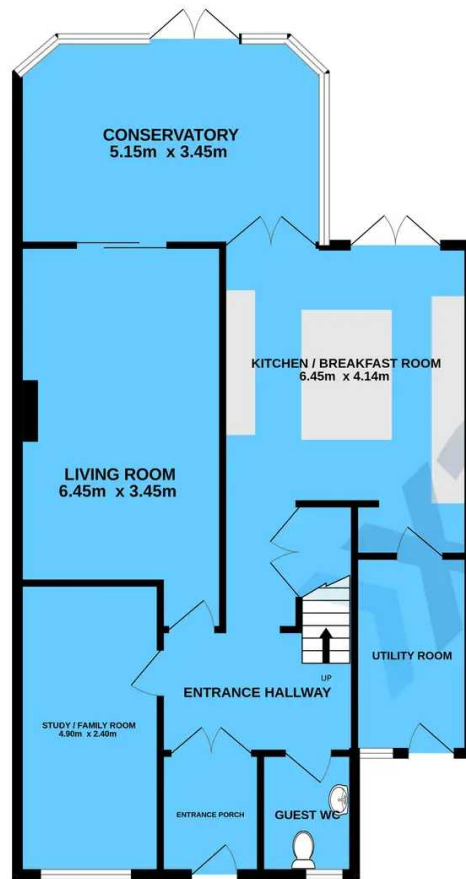
Services - oil, electricity and mains sewers. Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

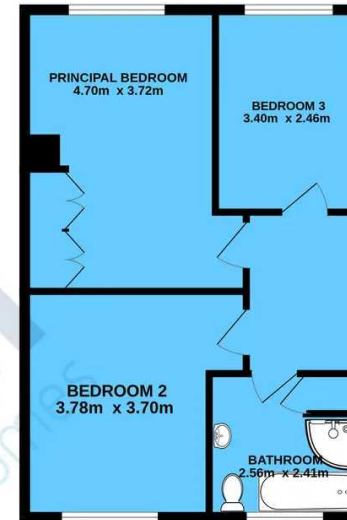
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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