



Chesetts Wood Road, Lapworth

Guide Price £950,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this traditional three bedroom detached property located on a highly sought after road in a superb semi-rural location offering scope for significant extension subject to necessary planning permission. The property is set behind a gravel in and out driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway connecting all reception rooms. The ground floor accommodation benefits from an abundance of natural light throughout and is made up of:- a large dual aspect living room with excellent views of the rear garden and feature bay window overlooking the front of the property; a delightful breakfast kitchen with fully integrated appliance and ample storage; a large dining room offering versatility to be used as a family room; a practical utility room with conservatory attached; and a guest toilet. The first floor is made up of a family bathroom and three double bedrooms, one of which is a large principal bedroom with fitted wardrobes and ensuite bathroom. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and includes a detached double garage behind a set of secure gates. 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 is a doctors surgery, post office, 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



- Traditional Three Bedroom Detached Property
- NO UPWARD CHAIN
- Three Reception Rooms
- Fitted Breakfast Kitchen
- Three Double Bedrooms
- Detached Double Garage
- Lawn Rear Garden
- Scope For Extension STPP

ENTRANCE HALLWAY

LIVING ROOM

22' 10" x 14' 1" (6.96m x 4.29m)

DINING ROOM

12' 4" x 13' 12" (3.75m x 4.26m)

BREAKFAST/KITCHEN

14' 9" x 12' 3" (4.5m x 3.74m)

UTILITY

4' 10" x 11' 11" (1.47m x 3.63m)

CONSERVATORY

8' 4" x 14' 6" (2.53m x 4.42m)

GUEST WC

5' 2" x 4' 3" (1.58m x 1.29m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 13' 5" (4.28m x 4.09m)

ENSUITE

14' 0" x 6' 5" (4.27m x 1.95m)

BEDROOM TWO

14' 8" x 12' 3" (4.48m x 3.73m)



**BEDROOM THREE**

12' 4" x 10' 5" (3.77m x 3.17m)

BATHROOM

7' 9" x 5' 9" (2.35m x 1.76m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

15' 1" x 12' 2" (4.59m x 3.72m)

There is also a separate part of the garage currently used as a gym (2.88 x 5.91)

EAST FACING GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, some curtains (TBC), all blinds and all light fittings.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Outbuildings, new boiler (2022) and LPG Gas

ADDITIONAL INFORMATION

Services: LPG gas,, electricity and mains sewers.

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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