



Station Lane, Lapworth

In Excess Of £500,000





PROPERTY OVERVIEW

Situated in the sought after village of Lapworth is this extended four double bedroom semi detached property which offers spacious accommodation set over three floors. The property is set back behind a wide gravelled driveway with access to a single garage and provides parking for multiple vehicles and leads to an entrance porch and entrance hallway with guest cloakroom. Off the entrance hallway is a guest cloakroom and a large living room with French doors opening onto the rear garden. The extended kitchen / diner is fitted with a range of base wall and drawer units, a dining table and ample room for other dining table and chairs. The kitchen also provides access into the living room. To the first floor are three double bedrooms all with fitted wardrobes which are serviced via a family bathroom. To the second floor is a further double bedroom with ample eaves storage. Outside the property enjoys a landscaped rear garden with full width paved patio and is mainly laid with lawn. The property also affords planning permission for internal changes of the layout of the ground floor, which includes converting the existing garage into a further reception room. In order to view this superb family home set in the heart of Lapworth please contact Xact Homes on 01564 777284.





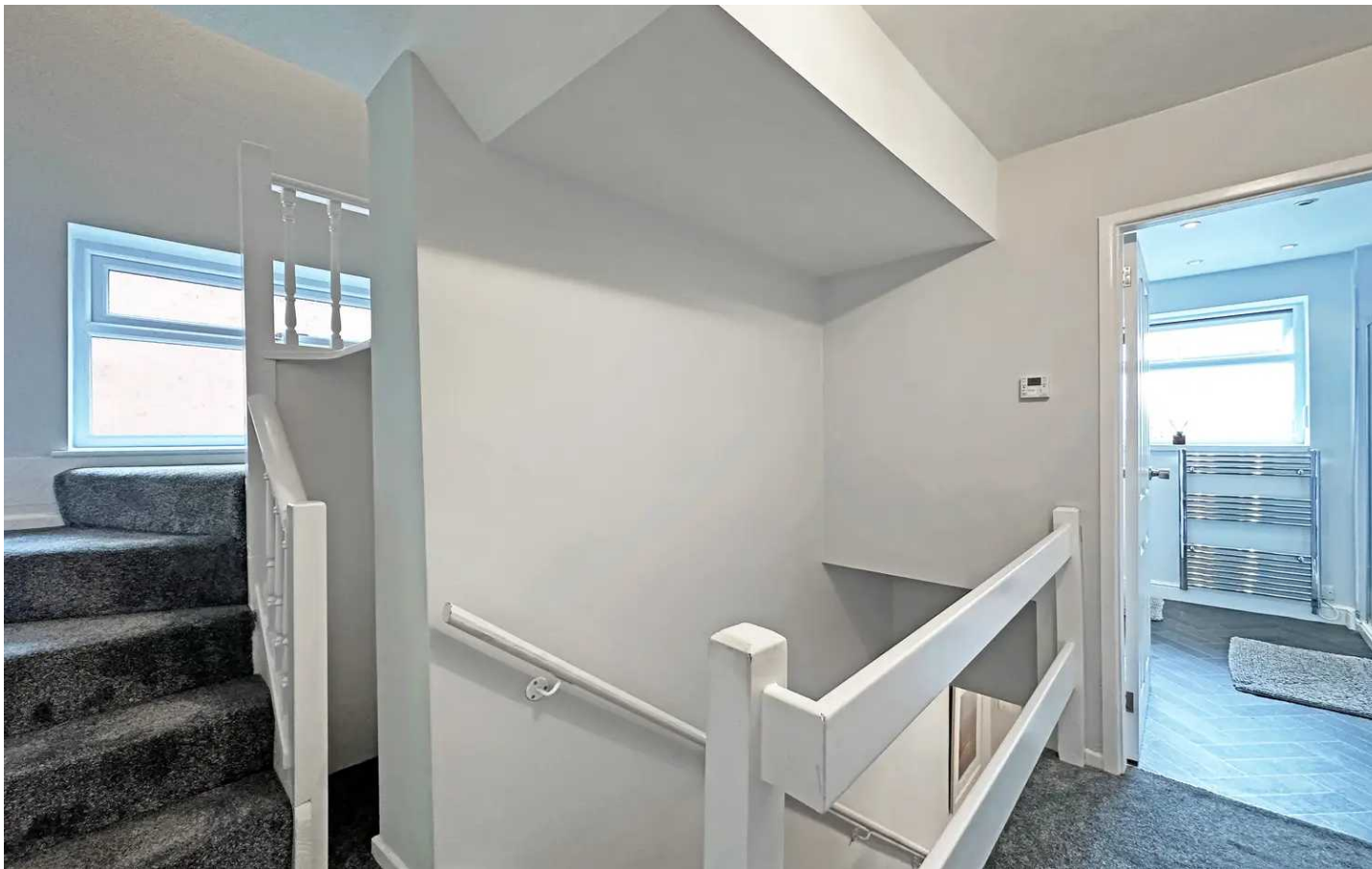
PROPERTY LOCATION

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: D

Tenure: Freehold





- Set In The Heart Of Lapworth Village
- Four Double Bedroom Semi Detached
- Open Plan Kitchen / Diner
- Living Room With French Doors To Rear Garden
- Large Gravelled Driveway
- Planning Permission For Internal Changes & Improvement
- Garage
- Set Over Three Floors
- Landscaped Rear Garden

ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST CLOAKROOM

4' 11" x 3' 3" (1.5m x 1m)

LIVING ROOM

18' 1" x 11' 6" (5.5m x 3.5m)

KITCHEN / DINER

17' 9" x 11' 12" (5.4m x 3.65m)

FIRST FLOOR

BEDROOM ONE

15' 9" x 10' 2" (4.81m x 3.1m)

BEDROOM TWO

12' 6" x 11' 10" (3.8m x 3.6m)

BEDROOM THREE

13' 3" x 11' 2" (4.05m x 3.4m)

BATHROOM

8' 8" x 8' 6" (2.65m x 2.6m)





SECOND FLOOR

BEDROOM FOUR

18' 6" x 13' 1" (5.65m x 4m)

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

SINGLE GARAGE

16' 8" x 8' 2" (5.09m x 2.5m)

PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN SALE

Free standing cooker, extractor, freezer, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings, electrical awning for patio, patio lights and other items to be negotiated.

ADDITIONAL INFORMATION

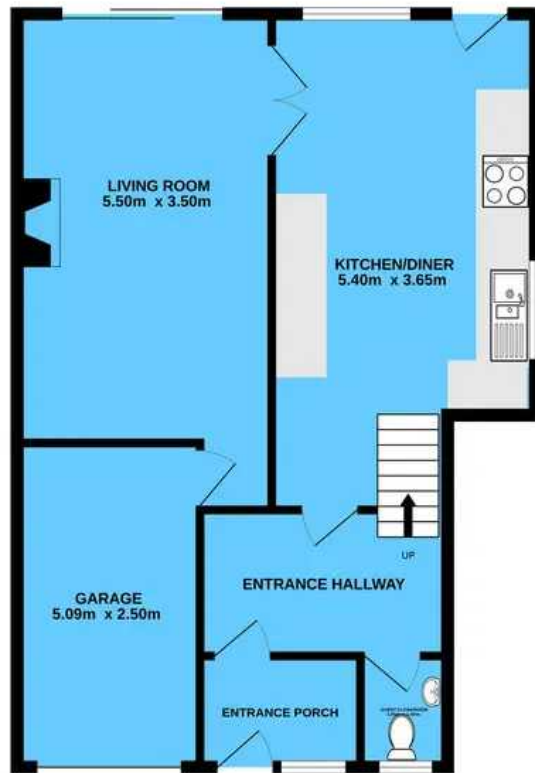
Services - electricity and mains sewers. Broadband - BT, full fibre 900mbps.

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.



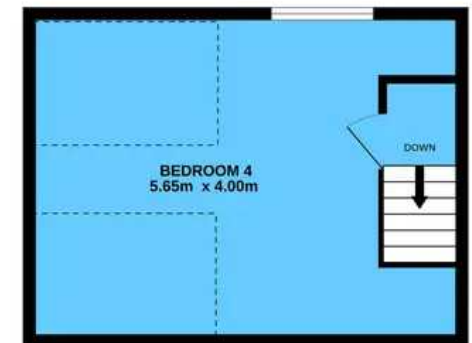
GROUND FLOOR



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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