



Station Lane, Lapworth

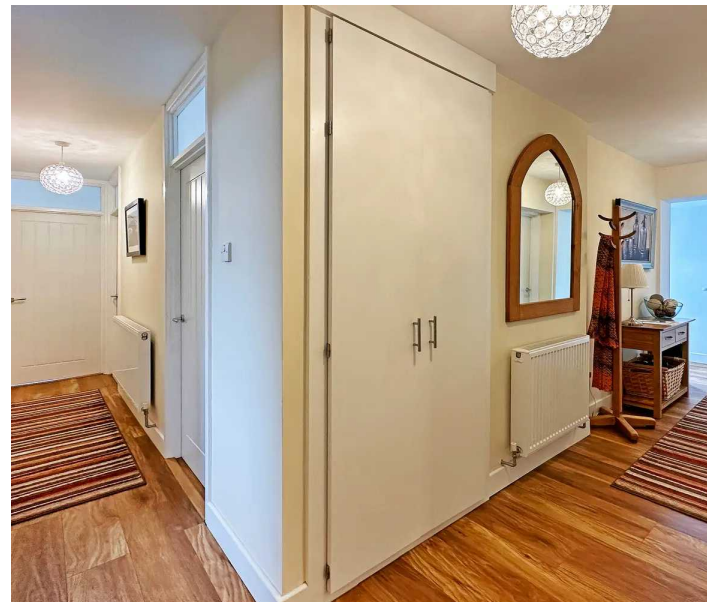
Guide Price £750,000





PROPERTY OVERVIEW

Introducing this beautifully presented and extended detached bungalow in the sought after village of Lapworth. The property has been internally remodelled and extended by the present owners to create a stunning and flexible living space offered to the market with the benefit of no upward chain. Upon arrival, you will immediately notice the immaculate exterior, set back behind a tarmac driveway with a carport and garage. The attention to detail in the landscaping is evident, with a beautifully landscaped frontage and rear garden complete with an open garden room, patio and decked areas, perfect for outdoor dining and entertaining.



The property boasts three double bedrooms, providing ample space and for those in need of guest accommodation. The principal bedroom benefits from fitted wardrobes and the luxury of an ensuite shower room, whilst the remaining bedrooms are serviced via the modern bathroom. The open plan kitchen and dining room is the heart of the home, offering a spacious and modern area for cooking, dining and socialising.



The kitchen itself is fitted a range of appliances, a central island / breakfast bar with ample worksurface and storage space. The kitchen / dining area benefit from an abundance of natural light due to the westerly facing aspect and french doors leading to the rear patio. The living room is a warm and inviting space, enhanced by a feature wood burner. This room is the perfect place to unwind and relax after a busy day, with its cosy ambience and stylish decor. To the front of the property is a useful study which is situated in the ideal location overlooking the courtyard garden and driveway.



This property is being offered to the market with no upward chain, providing a seamless transaction for potential buyers. It is evident that the current owners have meticulously maintained and cared for this home, resulting in an absolutely immaculate exterior and interior. The location of this property is exceptional, with the highly sought after village of Lapworth offering a vibrant community and easy access to nearby amenities. Lapworth is renowned for its picturesque countryside views and offers a range of local pubs, and restaurants.



We highly recommend an internal inspection of this property to fully appreciate the level of detail and care that has gone into its presentation. With its prime location, stunning interior, and beautiful landscaped garden, this bungalow is sure to impress the most discerning of buyers.

In summary, this three-bedroom detached bungalow in Lapworth is a remarkable property that has been tastefully extended and remodelled by the current owners. With its impeccable interior, open plan living spaces, and desirable location, this home provides a unique opportunity for those seeking a modern and luxurious lifestyle. Contact Xact Homes today on 01564 777284 to arrange a viewing and secure your chance to own this exceptional 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.

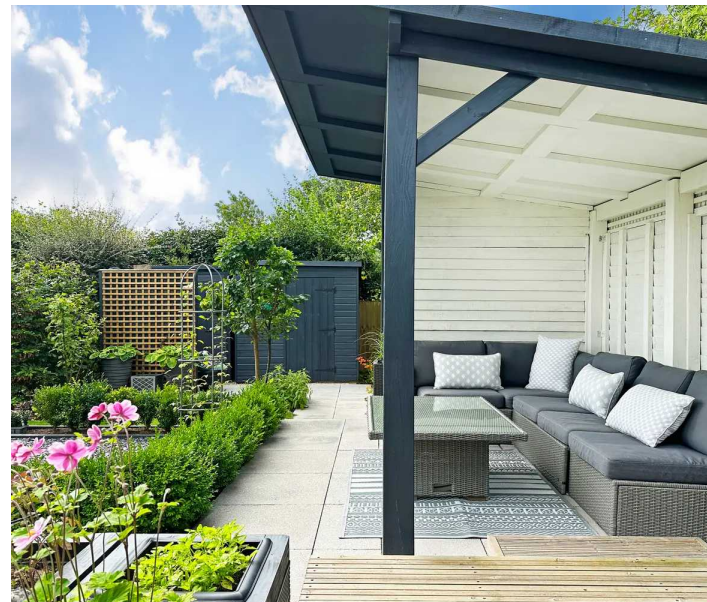
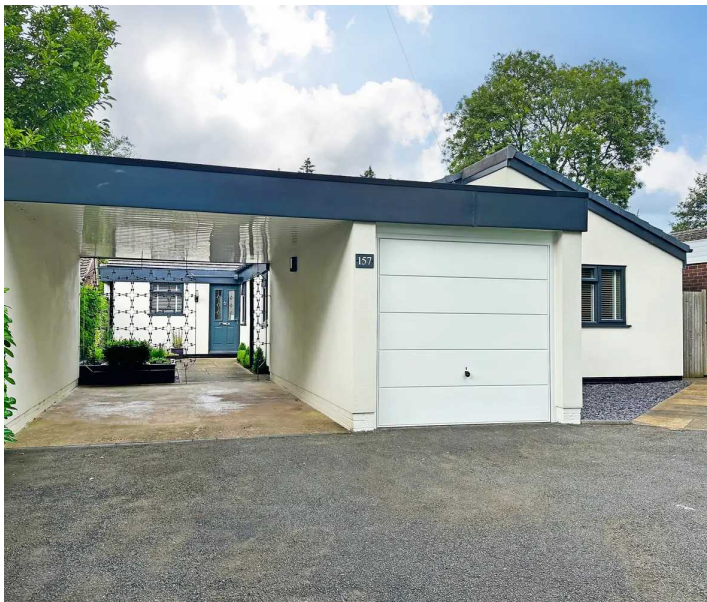
Council Tax band: F

Tenure: Freehold





- No Upward Chain
- Stunning Three Double Bedroom Detached Bungalow
- Two Reception Rooms & Open Plan Kitchen / Diner
- Internally Remodelled & Extended By Present Owners
- Absolutely Immaculate Throughout
- Set Back Behind Tarmacadam Driveway With Carport & Garage
- Beautifully Landscaped Rear Garden With Open Garden Room
- Idyllic Village Location





ENTRANCE HALLWAY

STUDY

5' 5" x 7' 9" (1.65m x 2.35m)

LIVING ROOM

15' 7" x 15' 3" (4.75m x 4.65m)

KITCHEN/DINER

15' 7" x 19' 4" (4.75m x 5.90m)

UTILITY

6' 7" x 6' 6" (2.00m x 1.99m)

PRINCIPAL BEDROOM

15' 3" x 11' 11" (4.65m x 3.62m)

ENSUITE

6' 6" x 6' 7" (1.99m x 2.00m)

BEDROOM TWO

12' 0" x 12' 6" (3.65m x 3.80m)

BEDROOM THREE

9' 10" x 10' 6" (3.00m x 3.20m)

BATHROOM

6' 11" x 6' 7" (2.10m x 2.00m)





OUTSIDE THE PROPERTY

WEST FACING GARDEN

GARAGE

17' 1" x 8' 2" (5.20m x 2.50m)

CARPORT

TOTAL SQUARE FOOTAGE

129.8 sq.m. (1397 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Rangemaster (subject to negotiation), extractor, Ikea microwave, Daewoo fridge freezer (subject to negotiation), Bosch dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two and three and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Wood burner, bulk tank in garden £23.00 p.q (approx)

ADDITIONAL INFORMATION

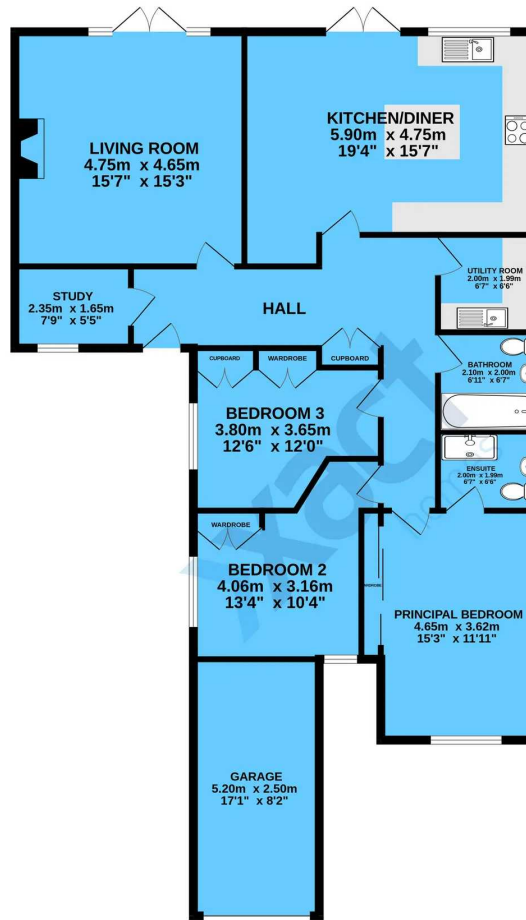
Services: water meter, LPG, electricity and mains sewers. Broadband: Plusnet Fibre-Optic. Loft Space: partially boarded with ladder, lighting and power.

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
129.8 sq.m. (1397 sq.ft.) approx.



TOTAL FLOOR AREA : 129.8 sq.m. (1397 sq.ft.) approx.

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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SALES & LETTINGS

