



Old Warwick Road, Lapworth

Guide Price £575,000



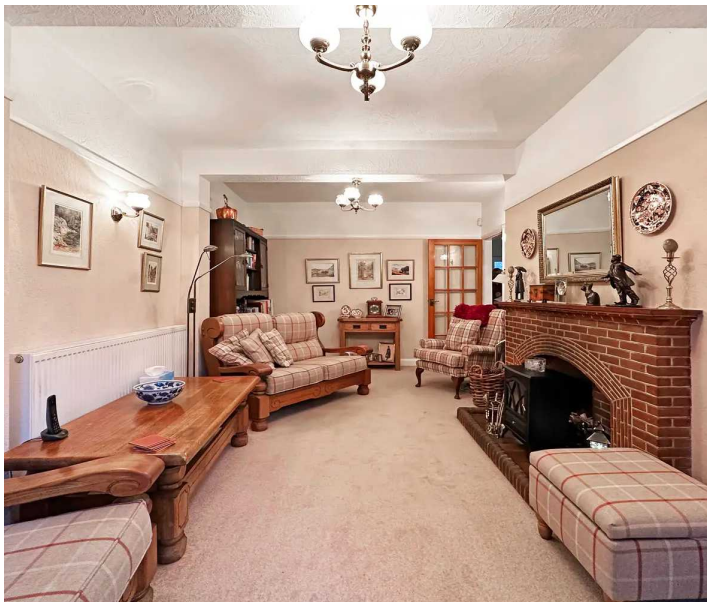


PROPERTY OVERVIEW

Introducing a truly exquisite traditional semi-detached cottage, situated in the idyllic Lapworth Village. This charming property presents an unparalleled opportunity for those seeking a cosy yet spacious home in a sought-after location.

As you step inside, you are greeted by the warmth and comfort that this house exudes. With three excellent sized bedrooms, the property offers ample space for a growing family and also features a beautiful walk in shower room. Each room is impeccably presented, showcasing the perfect balance between traditional charm and contemporary elegance.

The ground floor has been extended to accommodate two reception rooms, allowing for flexible living arrangements to suit varying needs. The dining room is located to the front of the property with feature bay window and provides a serene atmosphere, while the extended living room offers a grand space for relaxation and entertainment and affords views to the rear garden.



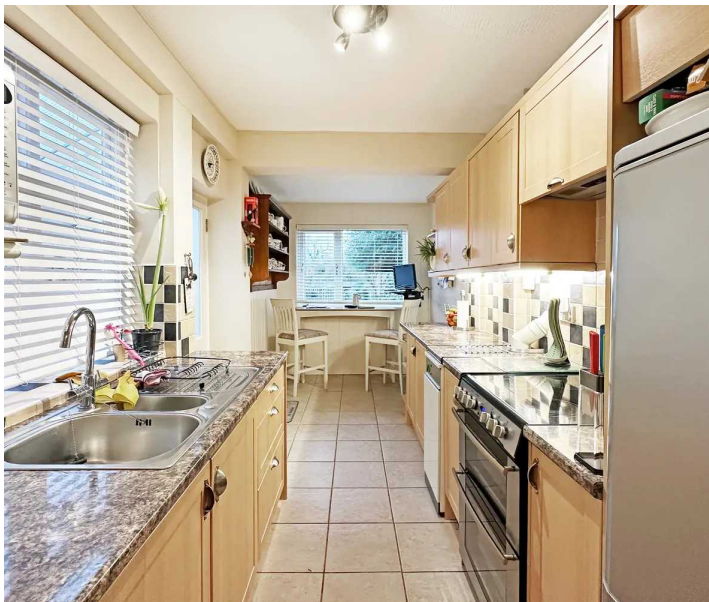


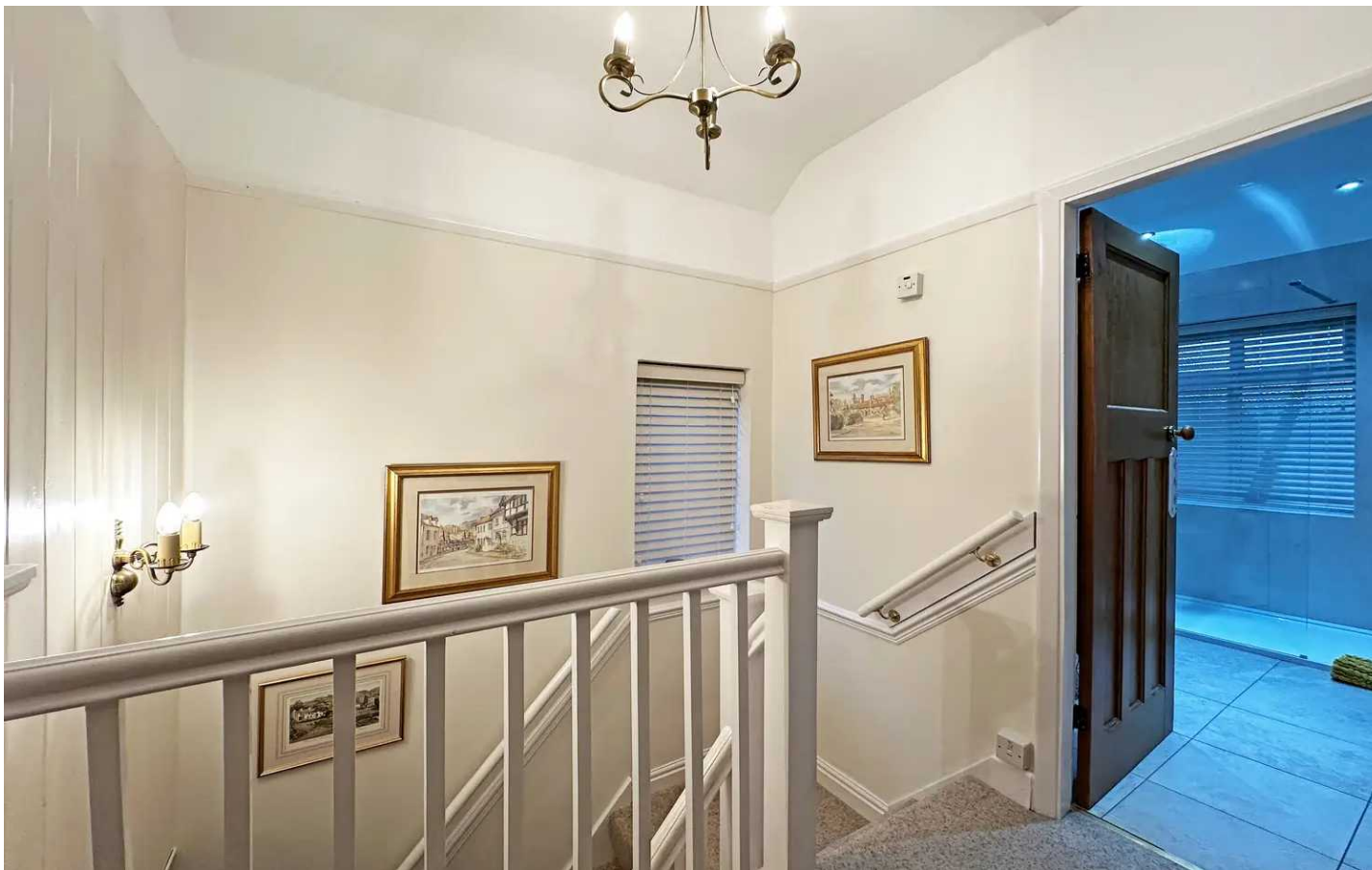
The breakfast kitchen has been lovingly designed with modern appliances and ample storage, creating an inviting space for culinary enthusiasts. Whether sipping coffee by window or sharing a meal with loved ones at the breakfast bar, this kitchen effortlessly combines functionality and style.

One of the standout features of this delightful property is its large south-facing rear garden. Bathed in sunshine throughout the day, this outdoor oasis offers a tranquil escape from the bustle of every-day life. Complete with a double garage for convenient storage, the garden provides endless possibilities for outdoor activities and al fresco dining.

For those with a car, there is no need to worry about parking. The property benefits from a driveway and a double garage, providing secure parking for two vehicles each.

Location is key, and this residence boasts an enviable one. Situated within walking distance of Lapworth Station, commuting becomes a breeze. Whether you work in the city or simply enjoy exploring the Midlands, easy access to the train station ensures convenience and efficiency in your daily routine.





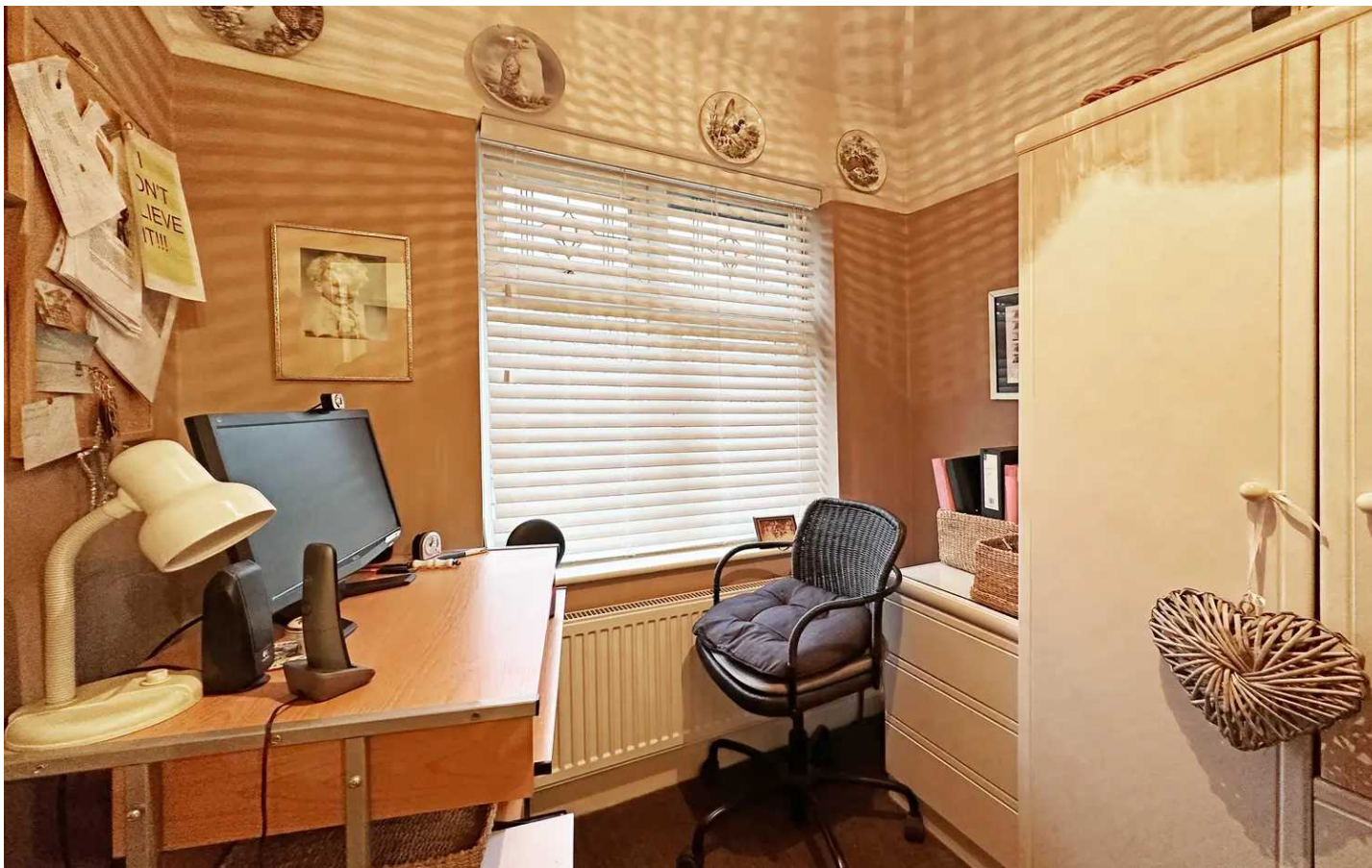
To further enhance your comfort, this property is fully double glazed.

Overall, this beautifully presented semi-detached property is the epitome of a dream home. With its blend of traditional charm and contemporary amenities, coupled with a premium location and delightful gardens, this property is poised to offer its fortunate inhabitants a life of comfort and tranquility.

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. 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 Traditional Semi Detached Cottage
- Set in The Heart of Lapworth Village
- Extended To Include Two Reception Rooms and Breakfast Kitchen
- Dining Room and Extended Living Room
- Large South Facing Rear Garden With Double Garage
- Driveway Parking For Two Vehicles
- Walking Distance To Lapworth Station





PORCH

ENTRANCE HALLWAY

DINING ROOM

11' 0" x 10' 10" (3.35m x 3.30m)

LIVING ROOM

19' 10" x 11' 0" (6.05m x 3.35m)

BREAKFAST KITCHEN

16' 7" x 6' 7" (5.05m x 2.00m)

COVERED PASSAGE

24' 11" x 4' 11" (7.60m x 1.50m)

TWO SIDE STORES

FIRST FLOOR

BEDROOM ONE

13' 0" x 10' 10" (3.95m x 3.30m)

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m)

BEDROOM THREE

7' 6" x 6' 7" (2.28m x 2.00m)

SHOWER ROOM

9' 0" x 6' 7" (2.75m x 2.00m)

TOTAL SQUARE FOOTAGE

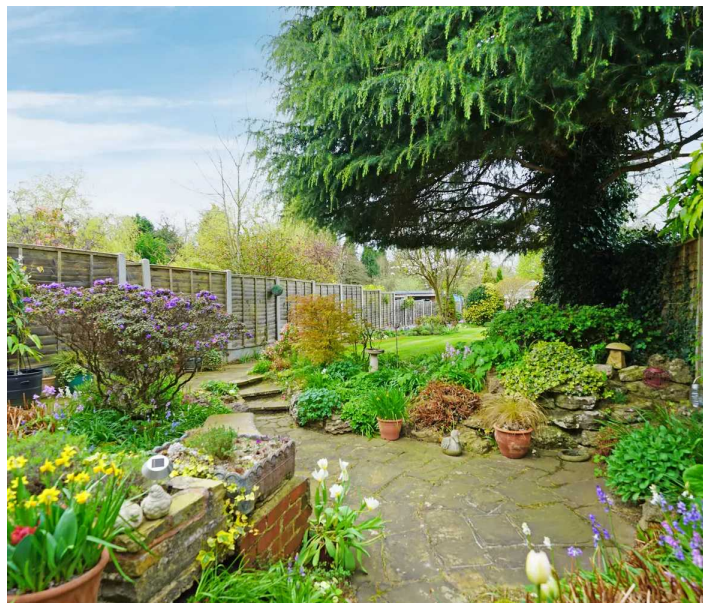
Total floor area: 140.0 sq.m. = 1507 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE SOUTH FACING REAR GARDEN

DOUBLE GARAGE

23' 0" x 18' 4" (7.00m x 5.60m)





ITEMS INCLUDED IN SALE

Extractor, all carpets, some curtains, some light fittings and a greenhouse.

ADDITIONAL INFORMATION

Services - oil and septic tank. Broadband - BT.

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



TOTAL FLOOR AREA : 140.0 sq.m. (1507 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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