



## St. Chads Mews Old Warwick Road, Lapworth

Guide Price £335,000

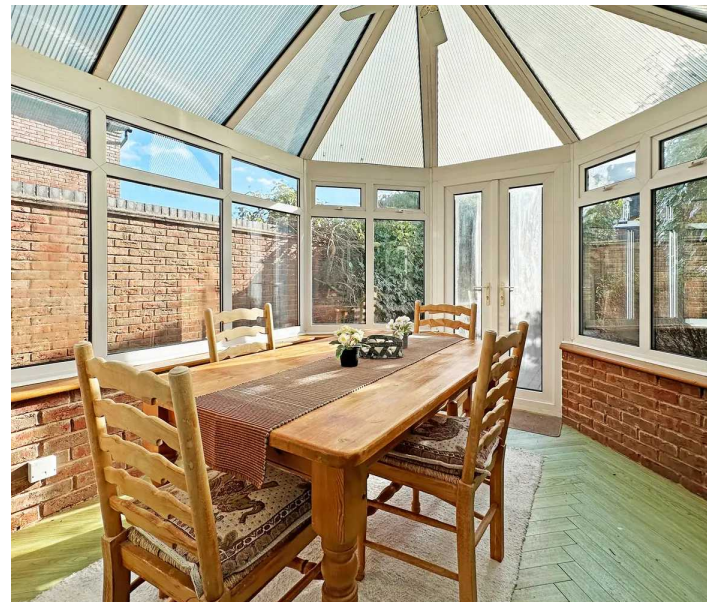
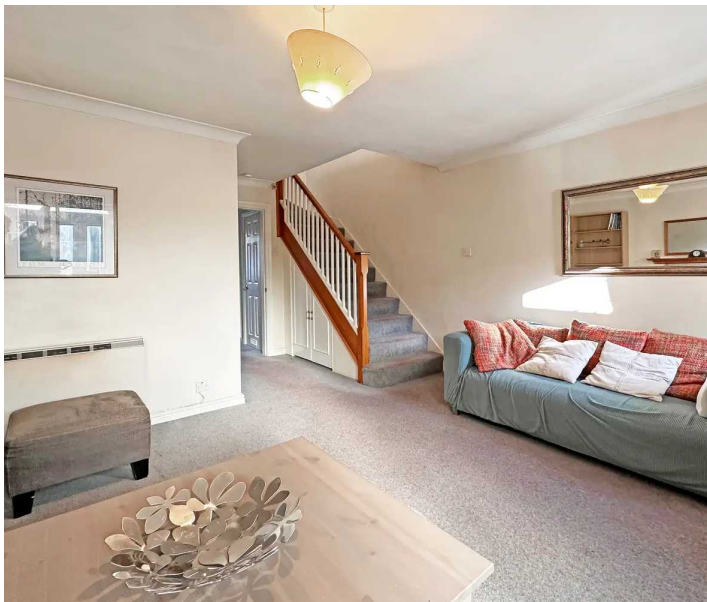


## PROPERTY OVERVIEW

Presenting a delightful two bedroom end terrace property, nestled in a picturesque semi-rural setting, this residence offers a superbly convenient lifestyle. Perfectly situated within walking distance of Lapworth Station and the local primary school, this property is an ideal choice for first time buyers or investors seeking a tranquil yet accessible location. Benefitting from the added advantage of NO UPWARD, allowing for a hassle-free transition.

As you step into the entrance hallway you will be greeted by a downstairs toilet and ample storage space. Enjoy the convenience of a fitted kitchen complete with a dining area, perfectly suited for sharing meals with family and friends. Further, the spacious living room opens up onto the conservatory with views of the rear garden.

Ascend the staircase to discover two double bedrooms, one of which is a principal bedroom boasting the luxury of an ensuite bathroom. Completing this inviting home is a family bathroom, ensuring convenience for all residents.





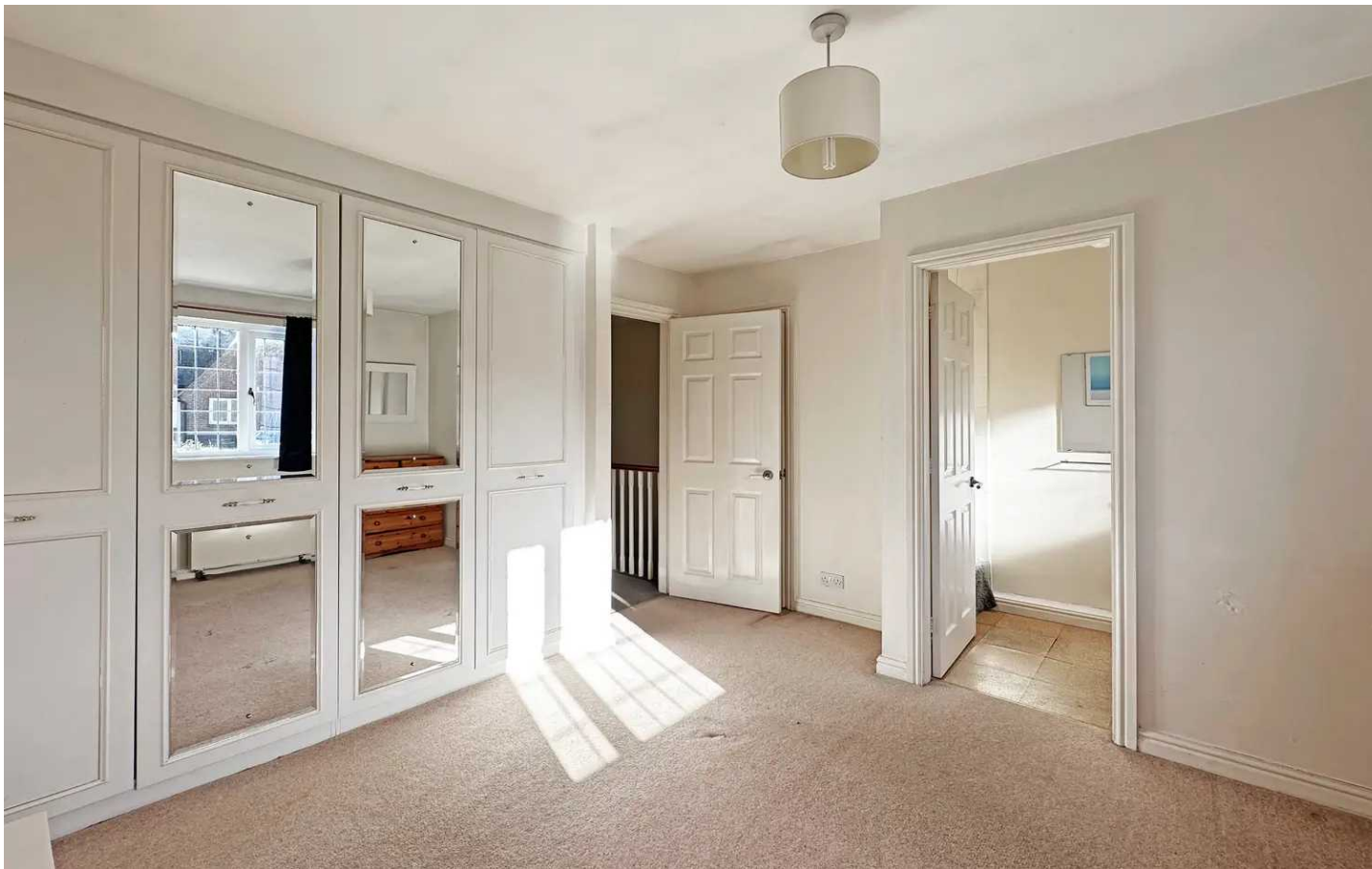
Outside, the south facing rear garden offers a private and peaceful sanctuary. Additional features include a single garage and allocated parking, adding to the practicality of this attractive property.

Don't miss the opportunity to make this delightful residence your own. Contact us today to arrange a viewing.

#### 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

- Two Bedroom End Terrace Property
- Ideal For First Time Buyers Or Investors
- Fitted Kitchen
- Living Room With Conservatory
- Downstairs Toilet & Ample Storage
- Principal Bedroom With Ensuite
- Family Bathroom
- Rear Garden & Single Garage





#### **ENTRANCE HALLWAY**

#### **WC**

2' 9" x 5' 9" (0.85m x 1.74m)

#### **KITCHEN/DINING AREA**

7' 5" x 9' 11" (2.25m x 3.03m)

#### **LIVING ROOM**

14' 4" x 12' 4" (4.38m x 3.77m)

#### **CONSERVATORY**

8' 4" x 10' 7" (2.55m x 3.23m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

9' 9" x 10' 6" (2.96m x 3.20m)

#### **ENSUITE**

7' 11" x 4' 4" (2.41m x 1.31m)

#### **BEDROOM TWO**

10' 0" x 7' 6" (3.06m x 2.29m)

#### **BATHROOM**

6' 6" x 5' 11" (1.97m x 1.81m)

#### **TOTAL SQUARE FOOTAGE**

69.8 sq.m (751 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SINGLE GARAGE**

#### **SOUTH FACING REAR GARDEN**



**ITEMS TO BE INCLUDED IN SALE**

Integrated hob, extractor, fridge, all carpets, all curtains and all light fittings.

**ADDITIONAL INFORMATION**

Services: electricity and mains sewers. Loft space - boarded with lighting.

**MONEY LAUNDERING REGULATIONS**

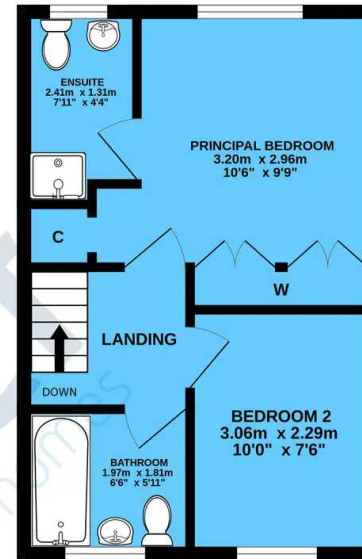
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR  
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA: 69.8 sq.m. (751 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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