



smarthomes



- A Very Well Presented & Recently Constructed Mid-Terrace Property
- Three Good Size Bedrooms
- Modern En-Suite Shower Room
- Landscaped Rear Garden Backing onto Stratford-Upon-Avon Canal

Bakehouse Cottages, Old Warwick Road, Lapworth, B94 6JY

A very well presented and recently constructed mid-terrace family home backing onto Stratford-Upon-Avon canal. Situated in a delightful semi-rural rural location, this characterful property offers accommodation comprising a spacious lounge, modern open plan kitchen/diner, modern guest W.C., three good size bedrooms, modern en-suite shower room, modern family bathroom, landscaped rear garden with open canal views, garage and two allocated parking spaces. Council Tax Band – E. EPC Rating – B.

Offers Over
£500,000



Property Description

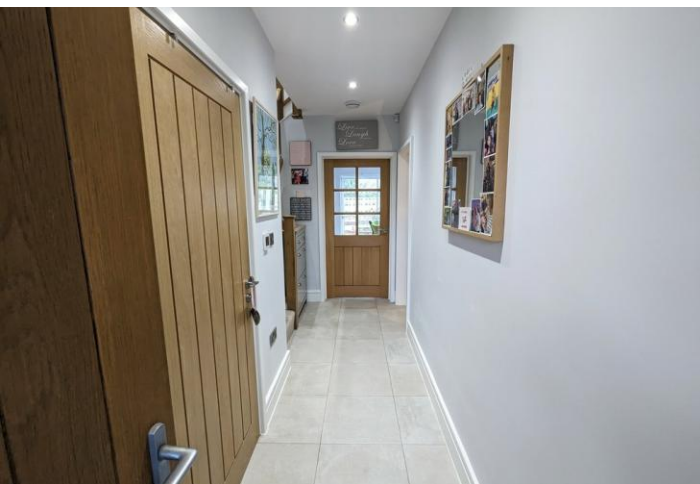
The property is set back from the road behind a small fore garden with brick built wall to front boundary extending to a UPVC double glazed door leading into

Entrance Hallway

With ceiling spot lights, tiled flooring with under floor heating, oak staircase leading to the first floor accommodation and oak doors leading off to

Lounge to Front

14' x 10' 7" (4.27m x 3.23m) With UPVC double glazed window to front elevation, under floor heating and ceiling light point





Open Plan Kitchen/Diner to Rear

18' 4" x 12' 9" (5.59m x 3.89m)

Being fitted with a range of wall, base and drawer units with a quartz work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level double oven and grill, integrated fridge/freezer, integrated dishwasher and freestanding washing machine. Tiling to floor with under floor heating, ceiling spot lights, oak door to under stairs storage cupboard and double glazed bi-fold doors leading to rear garden with electric blinds by "Intelligent Shading"

Modern Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to front, tiling to half height and floor with under floor heating and ceiling spot lights

Landing

With ceiling spot lights, radiator, loft hatch and oak doors leading off to

Bedroom One to Front

12' 7" x 9' 3" (3.84m x 2.82m) With double glazed window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes and oak door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Bedroom Two to Rear

10' x 9' 4" (3.05m x 2.84m) With double glazed window to rear elevation with canal views, double wardrobe with mirrored sliding doors, radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 8' 8" (3.1m x 2.64m) With double glazed window to rear elevation with canal views, radiator and ceiling light point

Modern Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor and ceiling spot lights

Rear Garden with Canal Views

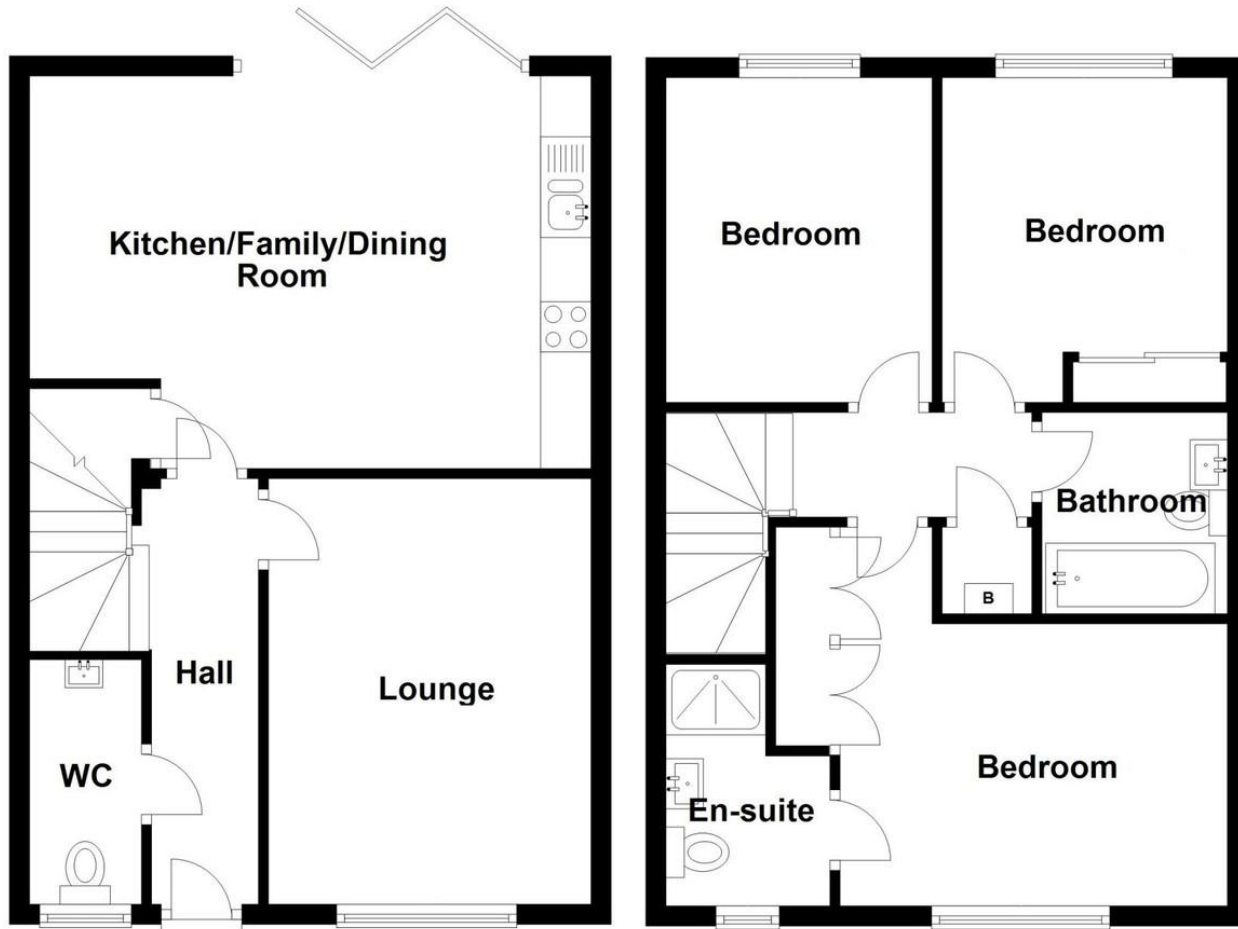
Being paved, pebbled and decked for ease of maintenance with pergola, panelled fencing to side boundaries, open style fencing to rear and gate leading to garage and 2 allocated parking spaces

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.