



## St. Chads Mews Old Warwick Road, Lapworth

Guide Price £335,000





## PROPERTY OVERVIEW

Nestled within the sought-after village of Lapworth, this beautifully presented two-bedroom mews house offers a blend of modern elegance and quaint village charm. The property has been tastefully extended to the rear, providing a stunning open living and dining room adorned with full-height glass windows and a vaulted ceiling, creating a light-filled living space that seamlessly connects the interior with the exterior.

Upon entering the home, you are greeted by a modern kitchen elegantly situated to the front elevation, offering ample countertop space and storage for culinary enthusiasts. The open-plan living and dining area at the rear of the property serves as the focal point, ideal for hosting gatherings with loved ones or enjoying a peaceful evening in the comfort of your own home.

The property boasts two well-appointed bedrooms, each offering a tranquil retreat for rest and relaxation. The recently refurbished bathroom exudes contemporary design and provides a spa-like atmosphere for unwinding after a long day. With no upward chain, this lovely home is ready for its new owners to move in and begin creating lasting memories.



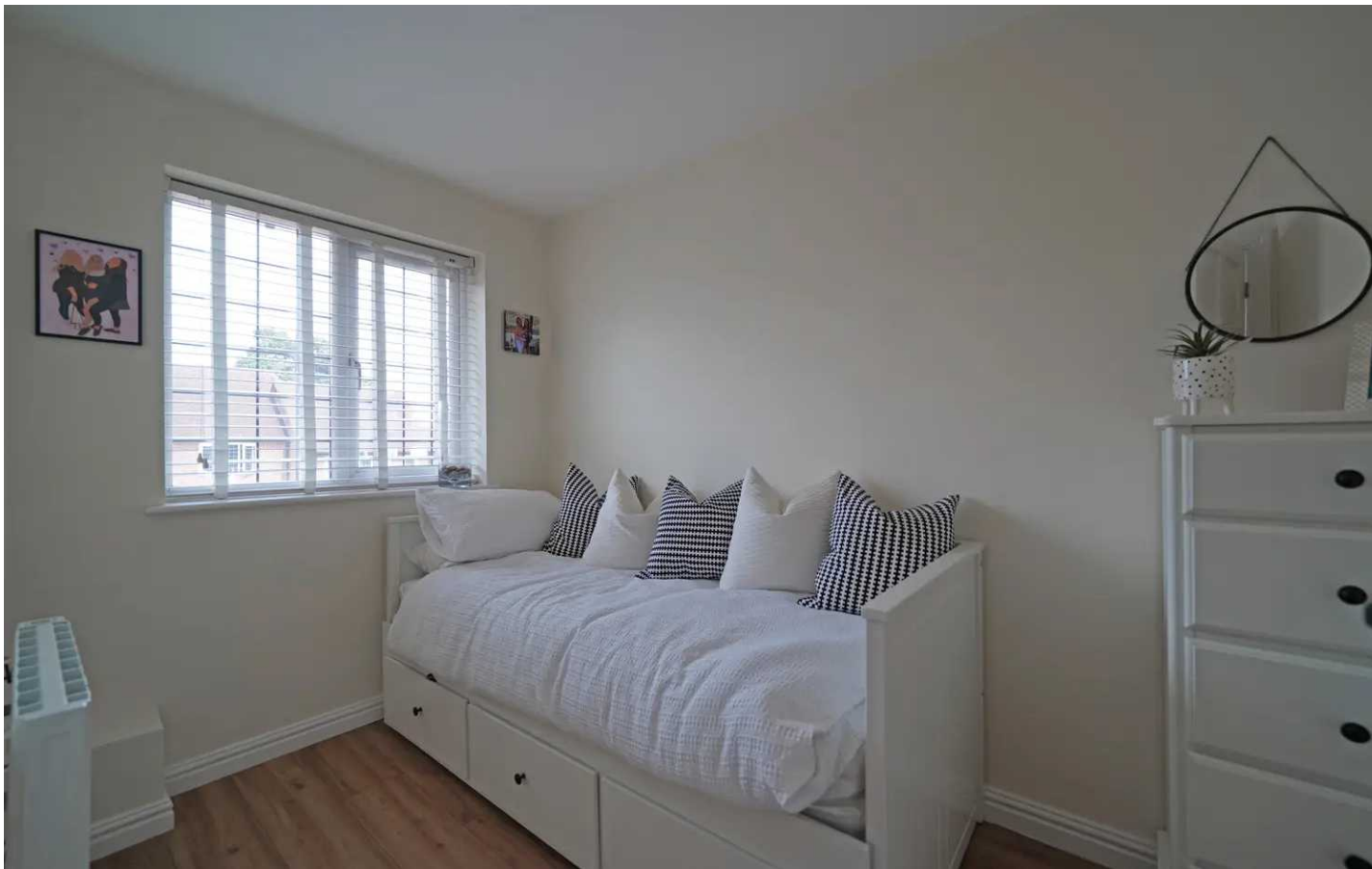


For added convenience, allocated parking ensures that you will always have a designated space to park your vehicle. The low maintenance rear garden offers a private sanctuary with views overlooking open fields, providing a peaceful setting to enjoy your morning coffee or bask in the beauty of nature.

Situated in the heart of Lapworth, residents can enjoy the quintessential village lifestyle while still being in close proximity to a range of local amenities, including shops, restaurants, and schools. The surrounding countryside offers ample opportunities for outdoor activities, with scenic walking trails and picturesque views waiting to be explored.

With its idyllic location, modern interior, and charming character, this two-bedroom mews house presents a unique opportunity for those seeking a tranquil retreat in a thriving village community. Don't miss your chance to make this delightful property your own and start living the lifestyle you've always dreamt of.



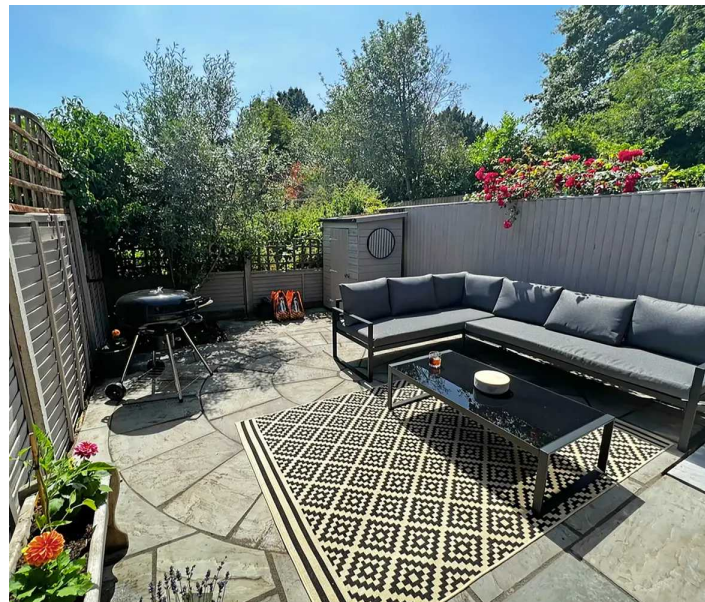


#### PROPERTY LOCATION

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: D

Tenure: Freehold





- Beautifully Presented Two Bedroom Mews House
- Extended To The Rear To Provide A Beautiful Open Living / Dining Area With Full Height Glass And Vaulted Ceiling
- Set Within The Sought After Village Of Lapworth
- No Upward Chain
- Modern Kitchen To The Front Elevation
- Two Bedrooms And Refurbished Bathroom
- Allocated Parking
- Low Maintenance Rear Garden With Views To Open Fields

#### **PORCH**

#### **WC**

5' 9" x 3' 3" (1.75m x 1.00m)

#### **ENTRANCE HALL**

#### **KITCHEN**

10' 0" x 5' 11" (3.05m x 1.80m)

#### **DINING AREA**

13' 1" x 12' 4" (4.00m x 3.75m)

#### **LIVING AREA**

11' 0" x 10' 0" (3.35m x 3.05m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 1" x 10' 6" (4.00m x 3.20m)

#### **BEDROOM TWO**

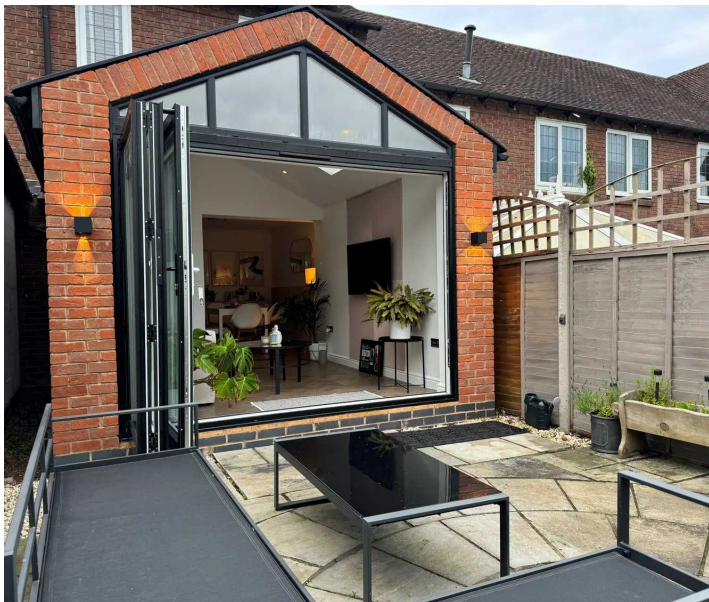
9' 10" x 6' 3" (3.00m x 1.90m)

#### **BATHROOM**

6' 7" x 6' 3" (2.00m x 1.90m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 66.0 sq.m. = 710 sq.ft. approx.





#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

#### **LOW MAINTENANCE REAR GARDEN**

#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge freezer, all carpets, all blinds, fitted wardrobes in one bedroom, all light fittings, a garden shed and a car charging point.

#### **ADDITIONAL INFORMATION**

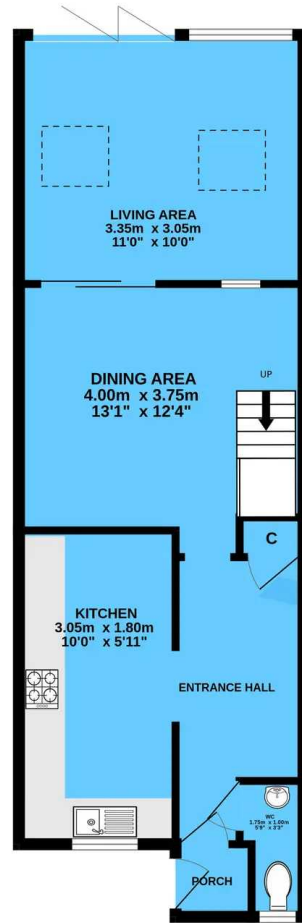
Services - electricity and mains sewers. Broadband - Talk Talk. Ground rent - £320.00 (pa).

#### **MONEY LAUNDERING REGULATIONS**

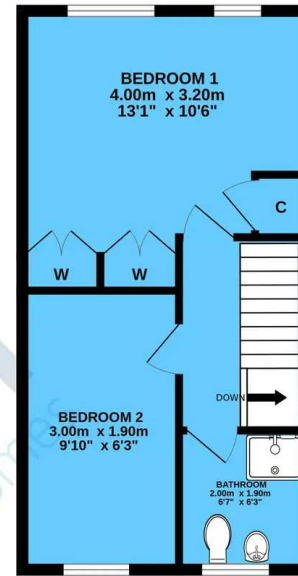
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 66.0 sq.m. (710 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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