



Station Lane, Lapworth

Guide Price £500,000





PROPERTY OVERVIEW

Nestled in the heart of Lapworth Village, this extended three-bedroom semi-detached residence exudes charm and sophistication. The property is situated behind a tarmac driveway, offering ample parking space and a garage for convenience. Enjoying a beautiful east to west aspect, this home boasts a serene ambience and abundant natural light throughout.

Upon entering through the entrance porch, you are greeted by a welcoming entrance hallway with a convenient guest cloakroom. The open-plan living and dining room presents a versatile layout for both relaxing and entertaining, enhanced by the recent addition of a Stovax woodburner for cosy evenings.



The property has been tastefully extended to include a modern breakfast kitchen and utility area, providing a seamless blend of style and functionality. The kitchen features contemporary fittings, including a recently updated Hob and ample storage space, making it ideal for culinary enthusiasts and busy families alike.

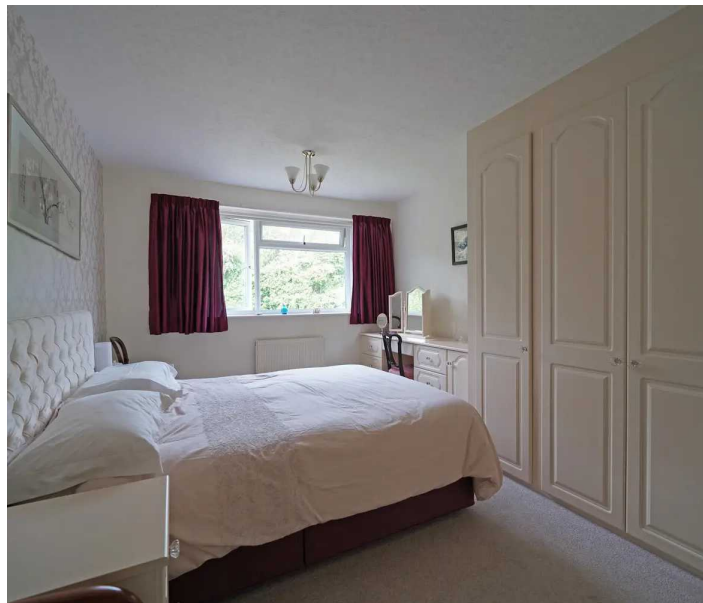


Ascending the stairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom has been recently updated to provide a luxurious bathing experience, reflecting the property's commitment to quality and comfort.

Several modern enhancements have been made to elevate the overall appeal of the home, including new oak flooring in the hallway, freshly redecorated principal rooms, and the addition of a Rutland shed in the rear garden for storage solutions. These thoughtful touches ensure that the property is not only aesthetically pleasing but also practical and functional for contemporary living.

In summary, this property presents a rare opportunity to acquire a meticulously maintained home in a highly sought-after location. With its desirable features, convenient amenities, and well-appointed living spaces, this residence is sure to appeal to discerning buyers seeking a comfortable and stylish living environment. Contact us today to arrange a viewing and discover the endless potential of this captivating 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. 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



- Extended Three Bedroom Semi Detached
- Located In The Heart Of Lapworth Village
- Set Behind Tarmacadam Driveway Providing Parking And Garage
- Beautiful East To West Aspect
- Entrance Porch And Entrance Hallway With Guest Cloakroom
- Open Plan Living / Dining Room
- Extended Breakfast Kitchen And Utility
- Three Bedrooms And Family Bathroom
- Recent Updates Including Stovax Woodburner in Living Room, New Oak Flooring To Hall, Updated Bathroom, Redecoration To Principal Rooms And Rutland Shed To Rear Garden

PORCH

ENTRANCE HALLWAY

WC

5' 1" x 3' 3" (1.55m x 1.00m)

LIVING ROOM

17' 11" x 11' 6" (5.45m x 3.50m)

DINING ROOM

18' 6" x 8' 10" (5.65m x 2.70m)

BREAKFAST KITCHEN

20' 2" x 5' 7" (6.15m x 1.70m)

UTILITY AREA

7' 10" x 5' 11" (2.40m x 1.80m)

FIRST FLOOR

BEDROOM ONE

15' 7" x 10' 4" (4.75m x 3.15m)

BEDROOM TWO

12' 6" x 11' 10" (3.80m x 3.60m)

BEDROOM THREE

11' 2" x 8' 0" (3.40m x 2.45m)



**BATHROOM**

7' 10" x 6' 3" (2.40m x 1.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 116.0 sq.m. = 1249 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

16' 5" x 8' 2" (5.00m x 2.50m)

REAR GARDEN**ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Samsung fridge freezer, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings, a new 6x8 Rutland garden shed, some furniture in bedroom two (wardrobes, the bedside table and the tall boy cupboard), the back garden hose, the small log shed and the coat hooks in the toilet and utility.

ADDITIONAL INFORMATION

Services - oil, electricity and mains sewers. Broadband - EE (fibre is available). Loft space - which is boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

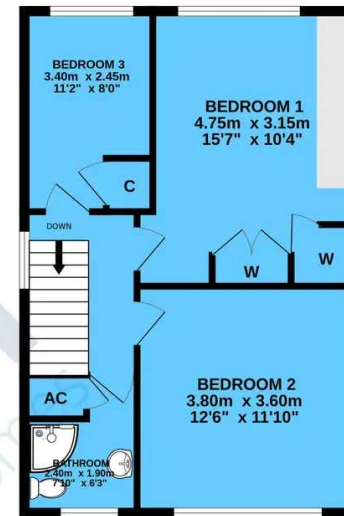
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 116.0 sq.m. (1249 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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