



Chesetts Wood Road, Lapworth

Guide Price £1,000,000

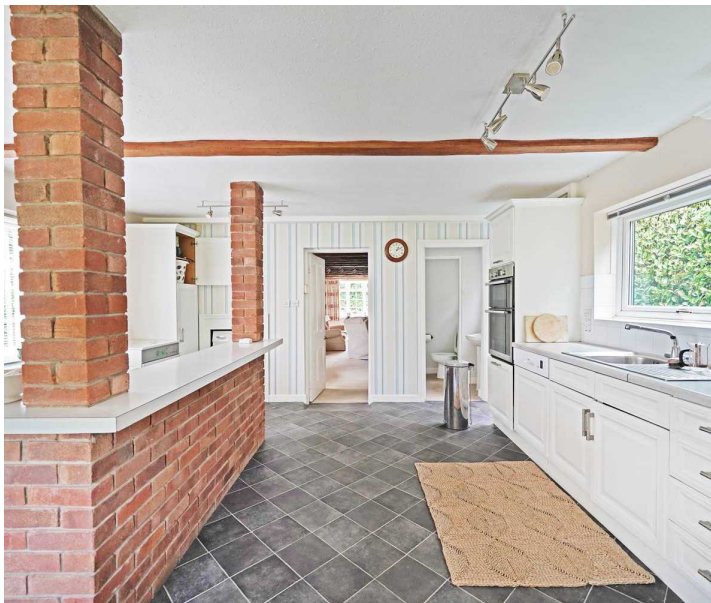
xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled within the prestigious locale of Lapworth, this exquisite four-bedroom traditional detached residence offers a rare opportunity with the benefit of no upward chain. Set on a premier road of Lapworth, the property is conveniently located within a five-minute stroll from Dorridge Station and Village, providing easy access to nearby amenities and commuter routes. Boasting a generous footprint, this charming home is situated on a substantial plot with significant scope for extension and improvement, subject to the necessary planning permissions. Upon arrival, a graveled driveway with gated entrance that leads to a private courtyard and double garage, offering ample parking for multiple vehicles. The interior of the property features an extended breakfast kitchen, perfect for hosting gatherings and creating culinary delights. The open plan living and dining room seamlessly flow into each other, providing a versatile space for relaxation and entertainment. Additionally, there is an inviting snug, ideal for unwinding after a long day.





Ascending to the first floor, the property comprises four bedrooms, each offering a peaceful retreat for rest and relaxation. A family bathroom and shower room serves the bedrooms, providing convenience and functionality for the household. Stepping outside, the outstanding landscaped rear garden presents a picturesque setting for outdoor enjoyment and al fresco dining. Whether you seek solitude or wish to host social gatherings, this tranquil space offers a myriad of possibilities to suit your lifestyle. In summary, this exceptional property presents a rare opportunity to acquire a traditional detached residence in a sought-after location with the added benefit of no upward chain. With its prime positioning, expansive plot, and scope for enhancement, this home offers the perfect canvas for creating your dream living space. Contact us today to arrange a viewing and discover the limitless potential this property has to offer.

- No Upward Chain
- Set On A Premier Road Of Lapworth And Within Five Minutes Of Dorrige Station And Village
- Four Bedroom Traditional Detached Set Upon A Large Plot
- Significant Scope For Extension And Improvement Subject To The Necessary Planning Permissions
- Set Behind Gravelled Driveway Leading To Private Courtyard And Double Garage Providing Ample Parking
- Extended Breakfast Kitchen Plus Open Plan Living / Dining Room And Additional Snug
- Four Bedrooms, Family Bathroom & Shower Room
- Outstanding Landscaped Rear Garden





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: G

Tenure: Freehold

HALLWAY

SNUG

13' 3" x 12' 4" (4.04m x 3.76m)

LIVING/DINING ROOM

26' 7" x 15' 5" (8.10m x 4.70m)

BREAKFAST KITCHEN

19' 2" x 15' 1" (5.84m x 4.60m)

WC



FIRST FLOOR

BEDROOM ONE

13' 1" x 12' 4" (3.99m x 3.76m)

SHOWER ROOM

9' 2" x 8' 0" (2.79m x 2.44m)

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 3.00m)

BEDROOM THREE

13' 5" x 6' 11" (4.09m x 2.11m)

BEDROOM FOUR

9' 10" x 8' 2" (3.00m x 2.49m)

BATHROOM

9' 2" x 5' 1" (2.79m x 1.55m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 10" x 12' 8" (5.74m x 3.86m)

TOTAL SQUARE FOOTAGE

174.2 sq.m (1875 sq.ft) approx.

LANDSCAPED REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

**ITEMS INCLUDED IN THE SALE**

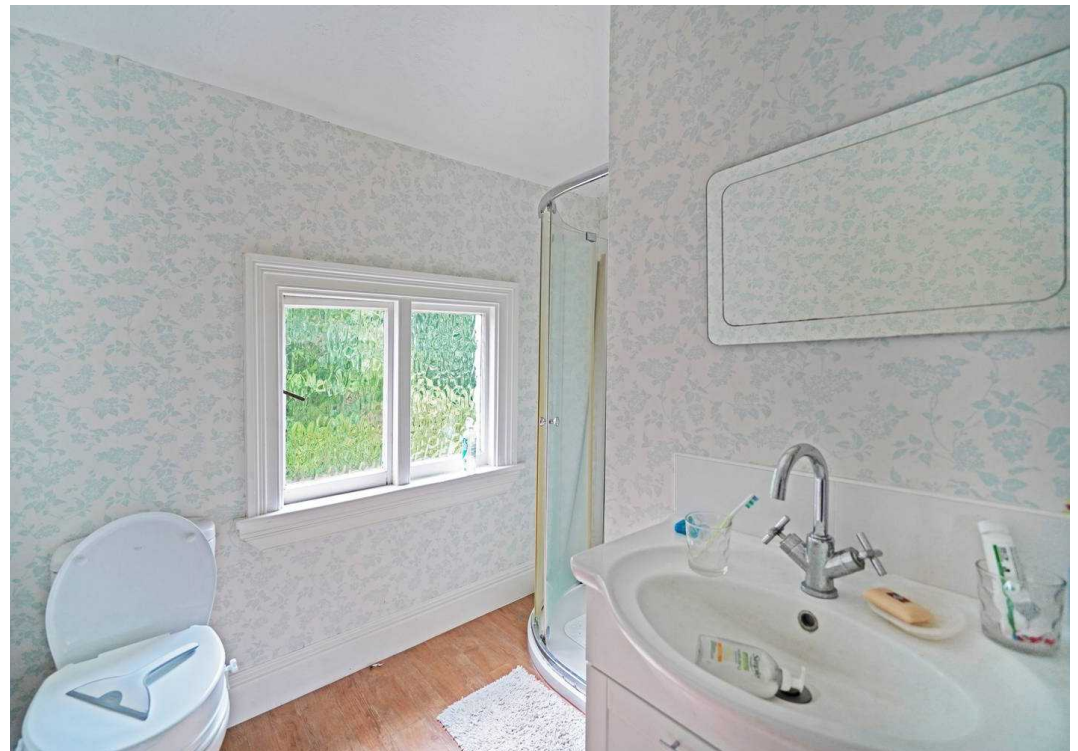
Integrated oven, integrated hob, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, garden shed, electric garage door.

ADDITIONAL INFORMATION

Services - oil, mains electricity and sewers. Broadband - BT.

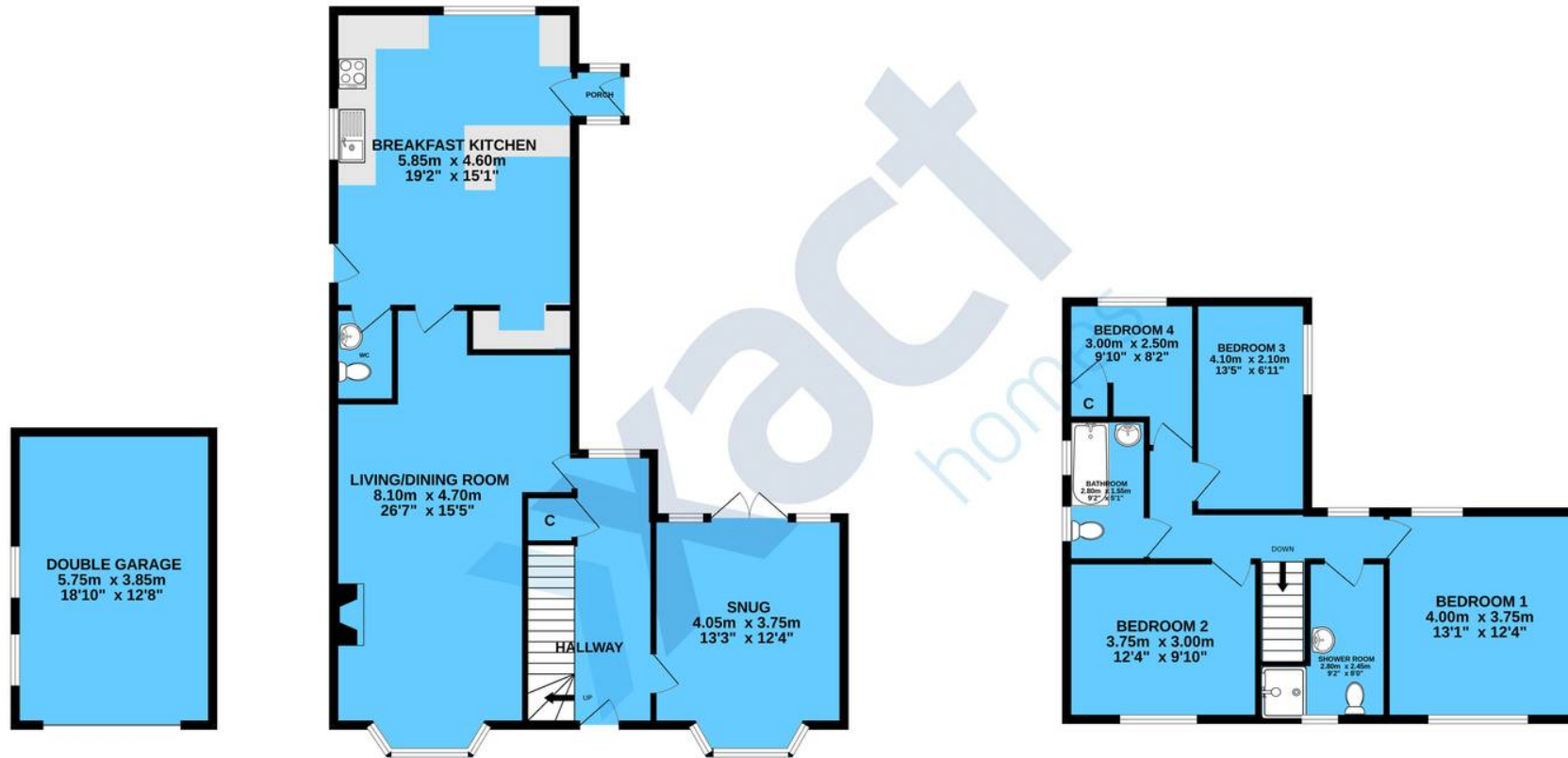
MONEY LAUNDERING REGULATIONS

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 : 174.2 sq.m. (1875 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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