



Yew Tree Close, Lapworth

Guide Price £190,000





PROPERTY OVERVIEW

Situated in the peaceful confines of a quiet cul-de-sac, this charming one-bedroom coach house offers comfortable living within walking distance of Lapworth Village. Boasting a serene green outlook, this property provides a retreat from the hustle and bustle of every-day life, making it an ideal sanctuary for those seeking tranquillity and convenience. Upon entering the property, residents are greeted by a well-proportioned hallway that leads to all living areas. The heart of the home features a spacious lounge/diner filled with natural light streaming through a bay window, creating an inviting space perfect for relaxation or entertaining guests. Adjacent to the lounge/diner, a well-appointed fitted kitchen awaits, complete with integrated appliances that cater to the needs of daily culinary pursuits. The property's living quarters include a generously-sized bedroom that offers ample space for rest and rejuvenation. A well-equipped bathroom, featuring a shower over the bath, providing a private sanctuary for unwinding after a long day.





Furthermore, this coach house comes complete with allocated parking, an additional garage for added convenience, and a separate outdoor storage cupboard to cater to storage needs. Residents will appreciate the ease of parking and the extra storage space for belongings. Conveniently located in the heart of Lapworth, residents of this property enjoy easy access to the village shop and other local amenities, ensuring that daily essentials are within reach. The village's vibrant community spirit and array of nearby attractions offer a fulfilling lifestyle for those looking to embrace the charm of village living. In summary, this one-bedroom coach house presents an opportunity for peaceful living in a sought-after location, where comfort, convenience, and tranquillity harmoniously come together. Ideal for individuals or couples seeking a retreat from the urban clamour, this property offers a lifestyle of ease and relaxation within a welcoming community setting.

- One Bedroom Coach House Set Within A Quiet Cul-De-Sac & Within Walking Distance To Lapworth Village
- Ideal For A First Time Buyer Or Investor
- With A Green Outlook, Allocated Parking An Additional Garage And Separate Outdoor Storage Cupboard
- All Living Accommodation Is Located Off The Hallway. The Property Is Comprised Of A Large Lounge/Diner With Bay Window Leading To A Well Appointed Fitted Kitchen With Integrated Appliances
- The Property Boasts An Ample Bedroom Which Is Supported By A Well Appointed Bathroom With Shower Over Bath
- Located In The Centre Of Lapworth And Walking Distance To The Village Shop And Other Local Amenities





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: C

Tenure: Leasehold

HALLWAY

LOUNGE/DINER

19' 2" x 11' 2" (5.84m x 3.40m)

KITCHEN

10' 0" x 6' 1" (3.05m x 1.85m)

BEDROOM

11' 8" x 8' 0" (3.56m x 2.44m)

BATHROOM

6' 11" x 5' 5" (2.11m x 1.65m)

**TOTAL SQUARE FOOTAGE**

48.8 sq.m (525 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING****GARAGE****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Creda integrated hob, extractor, Beko fridge/freezer, Grundig washing machine, all carpets, curtains, blinds and light fittings and cabinet above wash basin in bathroom.

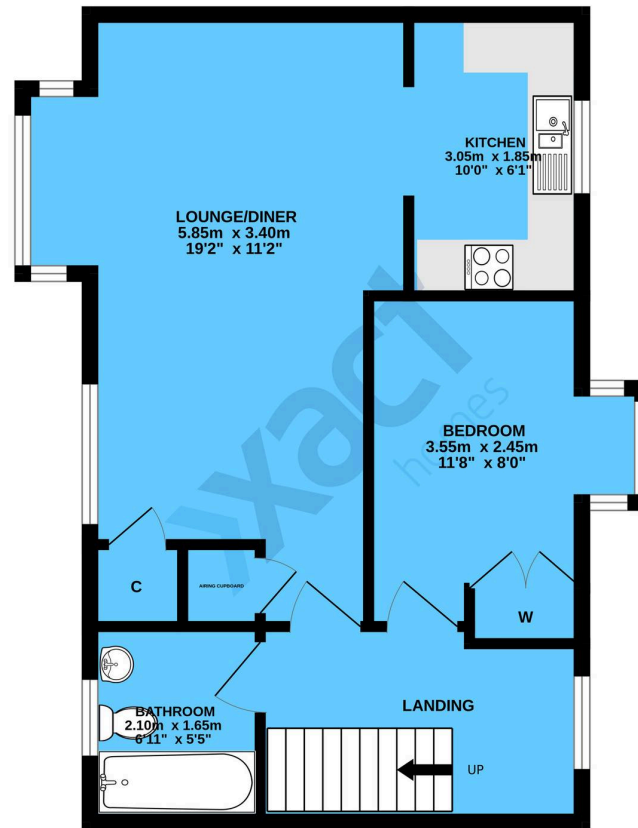
ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded. Service charge - £1,320 pa. Ground rent - Nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FIRST FLOOR



TOTAL FLOOR AREA : 48.8 sq.m. (525 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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