



Old Warwick Road, Lapworth

Guide Price £500,000





## PROPERTY OVERVIEW

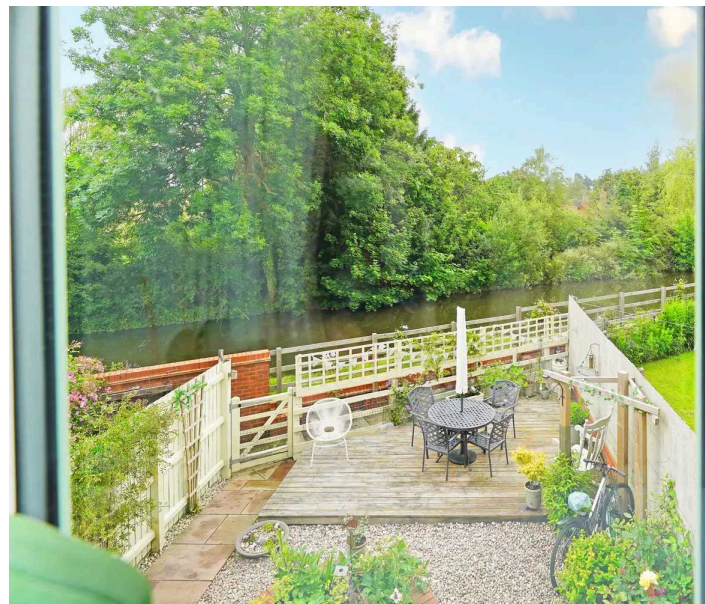
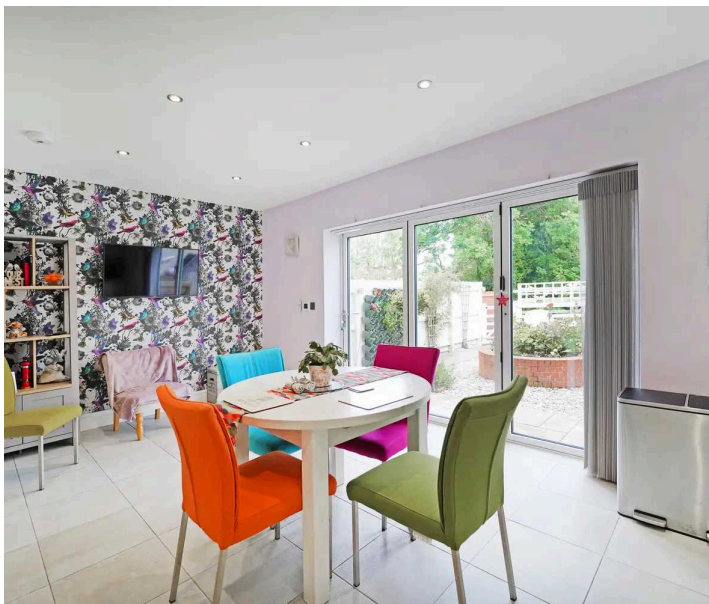
Nestled in the picturesque village of Lapworth, this superb three-bedroom mid-terrace property offers a perfect blend of modern comfort and serene surroundings. Upon entering, you are greeted by an inviting entrance hallway, with guest cloakroom, that leads into a spacious lounge, boasting ample natural light and a warm ambience ideal for relaxation or entertaining guests. The modern open plan kitchen/diner and family room features sleek finishes and contemporary appliances. A guest cloakroom on the ground floor offers convenience and practicality. All ground floor accommodation also includes underfloor heating with individual thermostatic controls via an ground source heat pump providing excellent energy efficiency. Ascending to the first floor, you will find three good-sized bedrooms, each offering a tranquil retreat for rest and relaxation. The principal bedroom benefits from an ensuite shower room, while the additional bedrooms are serviced by a well-appointed family bathroom.





One of the standout features of this property is the low maintenance landscaped rear garden, offering a private oasis with open canal views that provide a sense of tranquillity and natural beauty. This property backs onto the picturesque Stratford-Upon-Avon Canal, offering a unique backdrop that enhances the overall appeal of the outdoor space. Completing this desirable property is the convenience of a garage and two allocated parking spaces, ensuring ample space for vehicles and storage. Situated in a sought-after location, this property offers a unique opportunity to enjoy a peaceful lifestyle while being within easy reach of local amenities, transport links, and recreational facilities. Whether you are looking for a cosy family home or a tranquil escape, this property presents a versatile and welcoming space that is sure to impress even the most discerning buyer. Schedule a viewing today to experience the charm and allure of this exceptional residence firsthand.

- Three Bedroom Mid-Terrace Property
- Entrance Hallway
- Guest Cloakroom
- Spacious Lounge
- Modern Open Plan Kitchen/Diner
- Ensuite Shower Room
- Family Bathroom
- Landscaped Rear Garden With Open Canal Views
- Garage
- Two Allocated Parking Spaces





## 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: E

Tenure: Freehold

## ENTRANCE HALLWAY

### WC

### LOUNGE

14' 0" x 10' 7" (4.27m x 3.23m)

### KITCHEN / DINER

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



## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)

### ENSUITE

### BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m)

### BEDROOM THREE

10' 2" x 8' 8" (3.10m x 2.64m)

### BATHROOM

### TOTAL SQUARE FOOTAGE

Total floor area: 95.0 sq.m. = 1023 sq.ft. approx.

### OUTSIDE THE PROPERTY

### LANDSCAPED REAR GARDEN

### GARAGE

### TWO ALLOCATED PARKING SPACES

### ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washer dryer, all carpets, some blinds, fitted wardrobes in two bedrooms, some light fittings, underfloor heating, a garden shed and an electric garage door.

### ADDITIONAL INFORMATION

Services - electricity and mains sewers. Broadband - Sky. Loft space - half boarded with ladder and lighting. Service charge - £312.00 (pa).



#### **INFORMATION FOR POTENTIAL BUYERS**

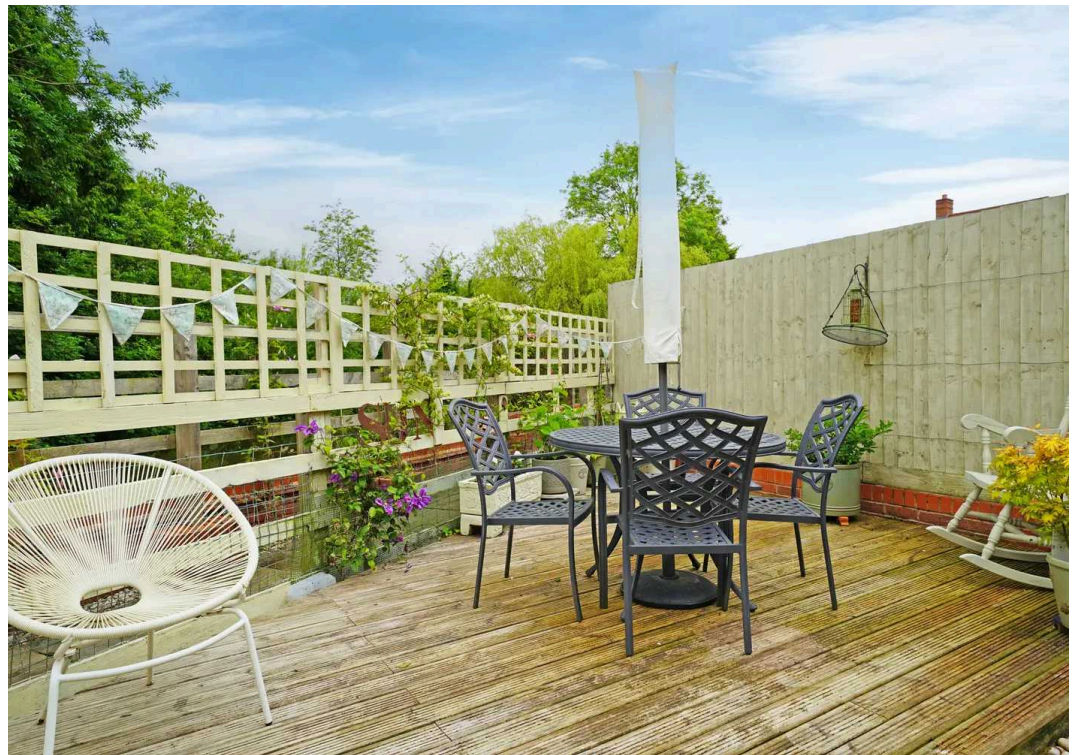
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

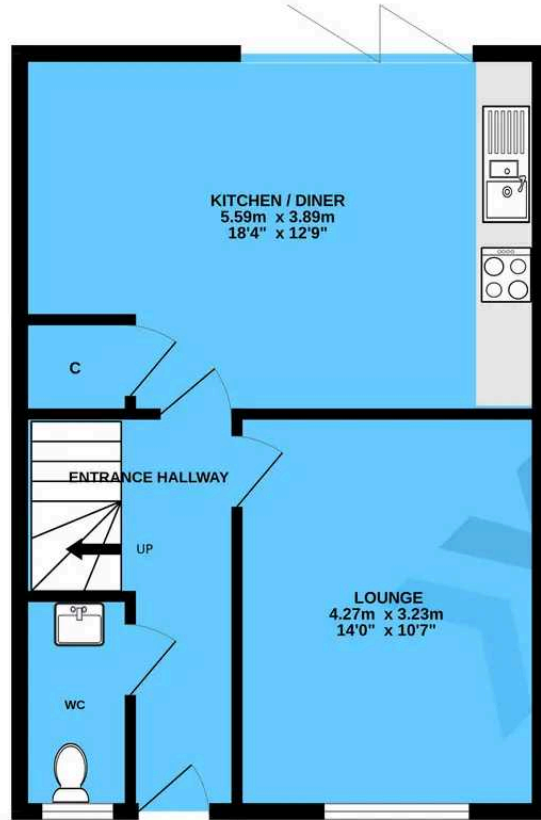
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

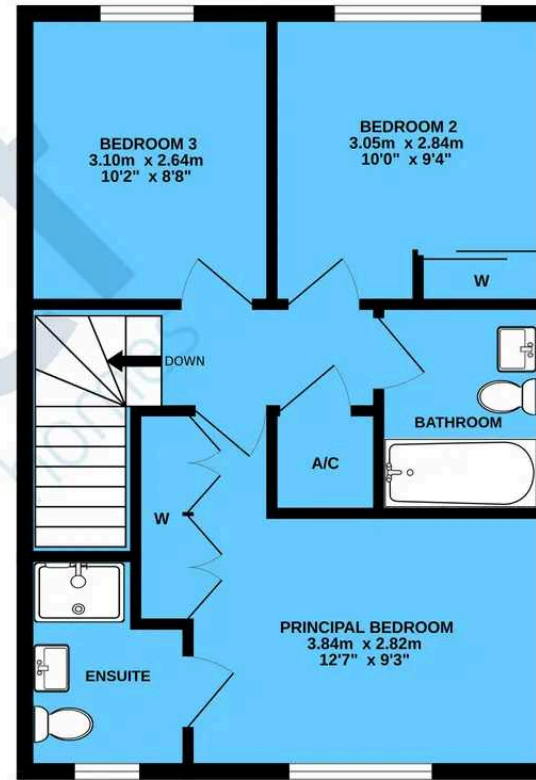
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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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