



Old Warwick Road, Lapworth

Guide Price £335,000





## PROPERTY OVERVIEW

Situated in the highly sought-after popular mews development in Lapworth Village, this delightful two double bedroom mid-terrace house presents a perfect opportunity for those seeking a charming residential abode in a picturesque setting. Upon entering this inviting property, you are welcomed by a spacious entrance hallway providing access to the various living areas. The ground floor boasts a thoughtfully designed layout comprising a fully fitted kitchen situated to the front, a generously proportioned lounge/diner to the rear for relaxation and entertaining, as well as a conservatory overlooking the garden. This seamless flow of spaces creates an ideal environment for modern living. Ascending to the first floor, you will find two well-appointed double bedrooms, both enjoying ample natural light and benefiting from the services of a modern family bathroom. Adding to the allure of this residence is the south facing landscaped rear garden, offering a tranquil outdoor space perfect for al fresco dining or simply enjoying the sunshine in the comfort of your own home. Further enhancing the appeal of this property is the provision of allocated parking, ensuring convenience and ease of access for residents and visitors alike. Additionally, the inclusion of a guest WC on the ground floor adds a practical touch to the overall functionality of the home.



Offered to the market with the distinct advantage of no upward chain, this property presents an excellent opportunity to acquire a well-maintained residence in a desirable location. With its blend of modern amenities and traditional charm, this mid-terrace house offers a comfortable and welcoming setting for prospective homeowners seeking a peaceful retreat within Lapworth Village. In summary, this property encapsulates the essence of comfortable and convenient living in a vibrant village setting, making it a must-see for those in search of a new place to call home. Don't miss the chance to make this delightful abode your own.

#### 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





- Offered To The Market With The Benefit Of No Upward Chain
- Two Double Bedroom Mid Terrace House Located In The Heart Of Lapworth Village
- Set In The Poplar Mews Development With Allocated Parking
- The Property Is Accessed Via A Spacious Entrance Hallway With The Benefit Of A Guest WC
- Downstairs The Property Has A Fully Fitted Kitchen To The Front, Spacious Lounge/Diner To The Rear & A Conservatory Looking Over The Garden
- Upstairs The Property Boasts Two Double Bedrooms Which Are Both Serviced By A Modern Family Bathroom
- To The Rear Is A South Facing Landscaped Rear Garden

#### **ENTRANCE HALLWAY**

#### **WC**

#### **KITCHEN**

9' 6" x 6' 8" (2.90m x 2.03m)

#### **LOUNGE/DINER**

16' 2" x 13' 7" (4.93m x 4.14m)

#### **CONSERVATORY**

10' 10" x 10' 4" (3.30m x 3.15m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 7" x 10' 4" (4.14m x 3.15m)

#### **BEDROOM TWO**

14' 1" x 6' 9" (4.29m x 2.06m)

#### **BATHROOM**

6' 9" x 6' 0" (2.06m x 1.83m)

#### **TOTAL SQUARE FOOTAGE**

73.8 sq.m (794 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **LANDSCAPED REAR GARDEN**

### **ALLOCATED PARKING**

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

Integrated oven, integrated hob, extractor, some carpets, curtains and blinds.

### **ADDITIONAL INFORMATION**

Services - mains water, electricity and sewers.

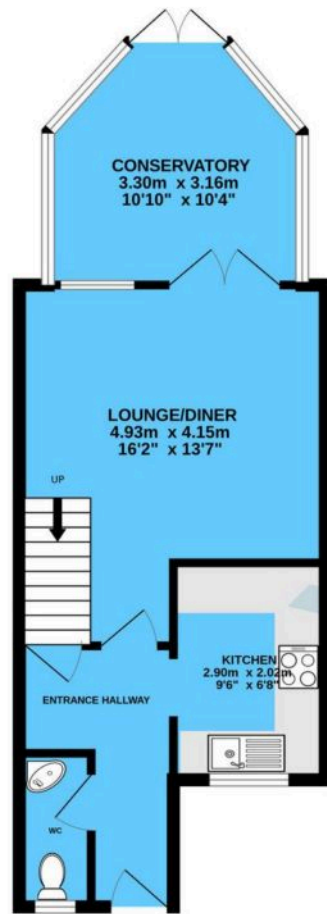
Broadband - FTTP (fibre to the premises). Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

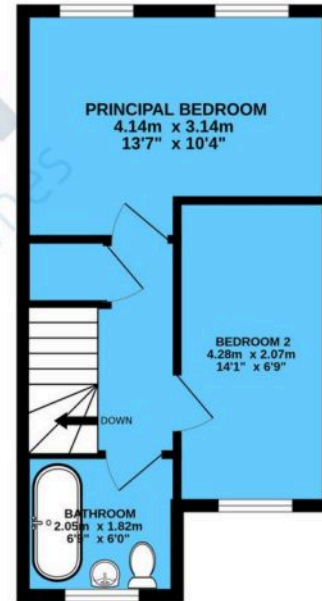
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 73.8 sq.m. (794 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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