



Station Lane, Lapworth

Guide Price £525,000







## PROPERTY OVERVIEW

Set in a prime location, in the highly sought after village of Lapworth and within walking distance to Lapworth station, local primary school and all amenities, is this beautifully presented three bedroom semi detached family home which truly requires internal inspection to be fully appreciated. The property is set behind a recently laid block paved driveway providing parking for multiple vehicles and briefly comprises of: large entrance porch, entrance hallway, guest WC, living room, study / family room, re-fitted kitchen/breakfast room with built in appliances and feature central breakfast bar, utility room and large conservatory to the rear and overlooking the landscaped rear garden. To the first floor are three well-proportioned bedrooms (principal bedroom including fitted wardrobes) and a re-fitted family bathroom with separate bath and shower. Outside, the property benefits from a westerly facing and private rear garden with full width paved patio providing ample room for table and chairs and a large and useful storage shed. To view this stunning family home call Xact Homes on 01564 777284.

- Beautifully Presented Family Home
- Three Good Sized Bedrooms
- Guest WC and Utility Room
- Living Room
- Re-Fitted Kitchen/Breakfast Room with Appliances
- Study / Family Room
- Re-Fitted Family Bathroom
- Westerly Facing Private 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 and House of Fraser. 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 PORCH**

**ENTRANCE HALLWAY**

**GUEST WC**

**LIVING ROOM**

21' 2" x 11' 4" (6.45m x 3.45m)

**CONSERVATORY**

16' 11" x 11' 4" (5.16m x 3.45m)

**STUDY / FAMILY ROOM**

16' 1" x 7' 10" (4.90m x 2.40m)

**KITCHEN / BREAKFAST ROOM**

21' 2" x 13' 7" (6.45m x 4.14m)

**UTILITY ROOM**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 6" x 12' 2" (4.72m x 3.70m)

**BEDROOM TWO**

12' 5" x 12' 2" (3.78m x 3.70m)

**BEDROOM THREE**

11' 2" x 8' 1" (3.40m x 2.46m)

**BATHROOM**

8' 5" x 7' 11" (2.56m x 2.41m)





## **OUTSIDE THE PROPERTY**

### **OFF ROAD PARKING FOR TWO CARS**

### **WESTERLY FACING PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Electrolux integrated oven, Indesit integrated hob, Hotpoint extractor, Beko dishwasher, all carpets, fitted wardrobes in one bedroom, some light fittings, underfloor heating in the conservatory, garden shed and possible the wardrobe to be sold in bedroom two.

### **ADDITIONAL INFORMATION**

Services – oil, electricity and mains sewers. Broadband – Sky. Loft space – boarded with ladder and lighting.

### **INFORMATION FOR POTENTIAL BUYERS**

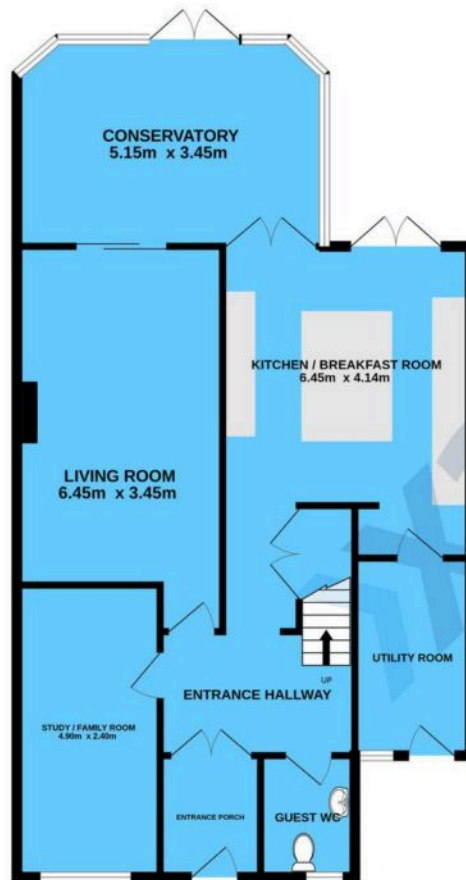
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



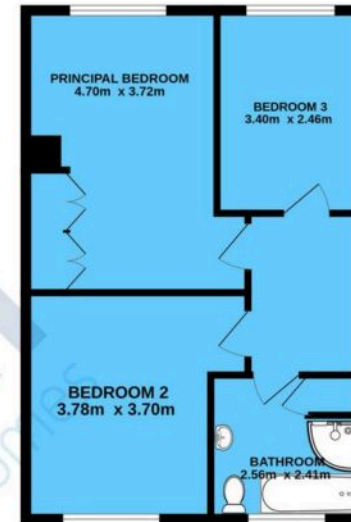




GROUND FLOOR



1ST FLOOR



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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