



Station Lane, Lapworth

Guide Price £495,000





PROPERTY OVERVIEW

A splendid opportunity presents itself to acquire this charming three-bedroom link detached residence situated in the highly desirable village of Lapworth. Boasting a prime location within the heart of the village, this property provides a superb family home and a blank canvass for those wishing to put their own stamp on the property.

Upon arrival, the property is accessed via a tarmacadam driveway, which provides ample parking space for multiple vehicles and leads to a single garage, offering convenient storage solutions. The property also boasts a large utility room to the rear.

The entrance hallway guides you into the heart of the home, with a kitchen to the front elevation and an open plan living and dining room to the rear, boasting sliding doors which bathe the room in natural light.



Ascend to the first floor to discover three well proportioned bedrooms and a family bathroom. The landscaped rear garden provides a serene backdrop for outdoor relaxation, featuring a well-appointed patio area, ideal for alfresco dining and entertaining. Lush borders filled with a variety of shrubs and trees enhance the natural beauty of the garden.



Benefiting from its coveted location in Lapworth, this property is conveniently situated within close proximity of a range of local amenities, including the reputable school and scenic countryside walks. The village itself boasts a strong sense of community spirit and offers a peaceful and secure environment for families and individuals alike.

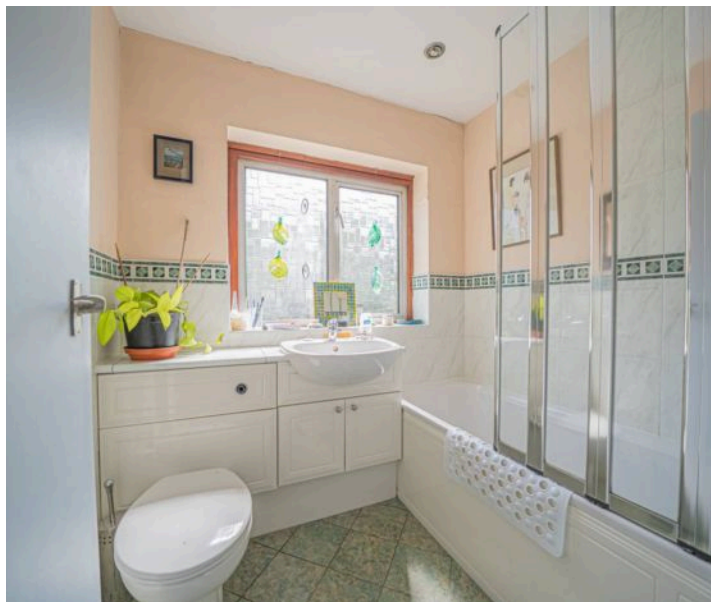
In summary, this property offers a rare opportunity to own a thoughtfully designed residence in a highly sought-after location. An early viewing is highly recommended to fully appreciate the potential of this three bedroom link detached property.

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





- Three Bedroom Link Detached Located Within The Sought After Village Of Lapworth
- Set Behind A Tarmacadam Driveway Providing Ample Parking And Leading To A Garage
- Entrance Hallway Leading To Kitchen To The Front Elevation And Open Plan Living / Dining Room To The Rear
- Utility Located To Rear Of Garage
- Three Bedrooms To First Floor With Family Bathroom
- Landscaped Rear Garden With Patio Area, Borders, Shrubs and Trees



ENTRANCE HALLWAY

KITCHEN

10' 4" x 9' 11" (3.16m x 3.02m)

LIVING / DINING ROOM

17' 1" x 16' 6" (5.21m x 5.02m)

UTILITY ROOM

13' 2" x 8' 8" (4.02m x 2.65m)

With space for washing machine and tumble dryer

SHOWER ROOM

INTEGRAL GARAGE

16' 2" x 8' 8" (4.92m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 10' 6" (4.47m x 3.20m)

With window to the rear and built in wardrobe

BEDROOM TWO

11' 8" x 10' 4" (3.56m x 3.16m)

With window to the front and built in wardrobe

BEDROOM THREE

9' 7" x 6' 9" (2.92m x 2.07m)

BATHROOM

6' 9" x 5' 2" (2.07m x 1.58m)

TOTAL SQUARE FOOTAGE

109.0 sq.m (1173 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

PATIO AREA

**ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge, freezer, all carpets, all blinds and all light fittings.

ADDITIONAL INFORMATION

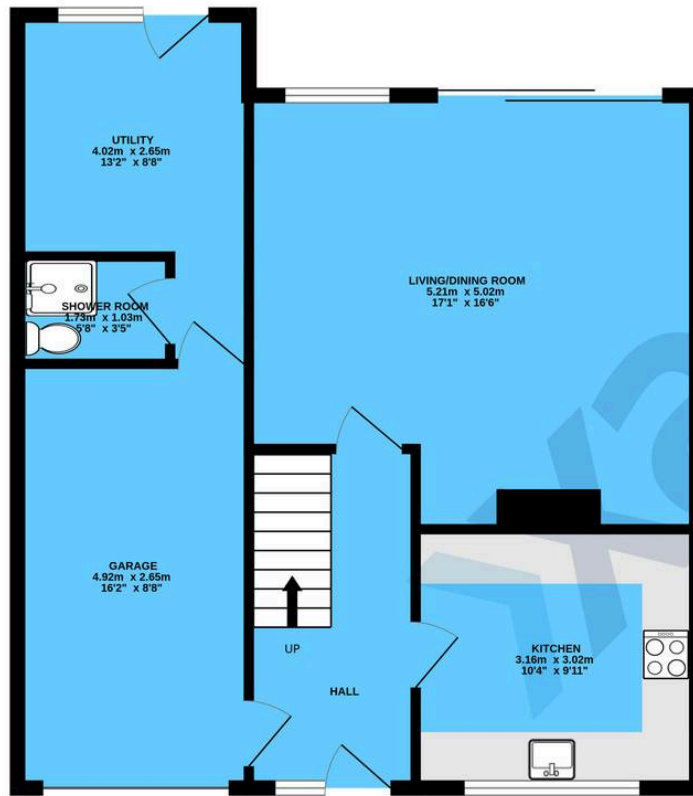
Services – direct mains water, sewers and electricity.
Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

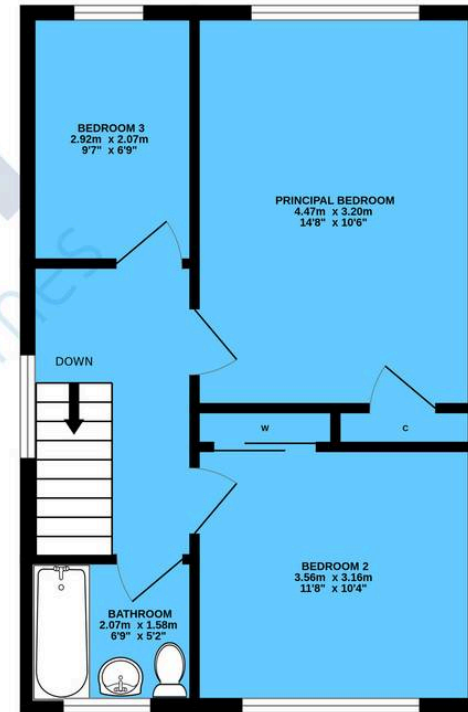
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 109.0 sq.m. (1173 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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