



## Yew Tree Close, Lapworth

Guide Price £375,000







## PROPERTY OVERVIEW

Nestled on a quiet cul-de-sac in the heart of Lapworth, this charming two-bedroom bungalow offers a peaceful retreat in a desirable location. The property welcomes you with a block paved driveway and a large front lawn, flanked by a full-size single garage providing ample parking and storage space. Upon entering through the porch, you are greeted by a spacious lounge at the front of the property, perfect for relaxing or entertaining guests. To the rear lies a fully fitted kitchen, offering convenience with direct access to the garden – ideal for al fresco dining or enjoying the outdoor space. The bungalow boasts two well-proportioned bedrooms, providing comfortable sanctuaries for rest and relaxation. These rooms are serviced by a well-appointed shower room. Outside, a well-established and generously sized garden awaits, offering a tranquil escape and a peaceful ambience. This property comes to market with the added benefit of no upward chain, streamlining the buying process for prospective homeowners. Perfectly situated within walking distance to Lapworth Village, residents can enjoy easy access to a range of amenities, ensuring convenience and a vibrant community lifestyle.







In summary, this bungalow presents a rare opportunity to own a well-maintained home in a sought-after location, with its thoughtful design, convenient features, and serene surroundings making it a truly enticing prospect for discerning buyers seeking both comfort and convenience in Lapworth.

#### 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





- Two Bedroom Bungalow Positioned On A Quiet Cul-De-Sac In The Heart Of Lapworth
- Set Behind A Large Front Lawn & Block Paved Driveway Which Is Supported By A Full Size Single Garage
- Well Proportioned Lounge To The Front & To The Rear A fully Fitted Kitchen With Access To The Garden
- Two Well Proportioned Bedrooms Which Are Serviced By A Well Appointed Shower Room
- To The Rear Of The Property Is A Well Established Good Size Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Lapworth Village & All Of The Amenities Lapworth Has To Offer

#### **PORCH**

#### **LOUNGE**

10' 5" x 15' 10" (3.18m x 4.83m)

#### **KITCHEN**

7' 5" x 11' 3" (2.26m x 3.43m)

#### **INNER HALLWAY**

#### **BEDROOM ONE**

11' 5" x 9' 6" (3.48m x 2.90m)

#### **BEDROOM TWO**

8' 5" x 8' 8" (2.57m x 2.64m)

#### **SHOWER ROOM**

5' 5" x 6' 9" (1.65m x 2.06m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

8' 7" x 16' 7" (2.62m x 5.05m)

#### **TOTAL SQUARE FOOTAGE**

66.0 sq.m (707 sq.ft) approx.





#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **WELL ESTABLISHED & GENEROUSLY SIZED GARDEN**

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

Creda integrated oven, Creda integrated hob, Creda extractor, Indesit fridge, Grundig washing machine, underfloor heating (bathroom), all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - ADSL copper wire.

#### **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.

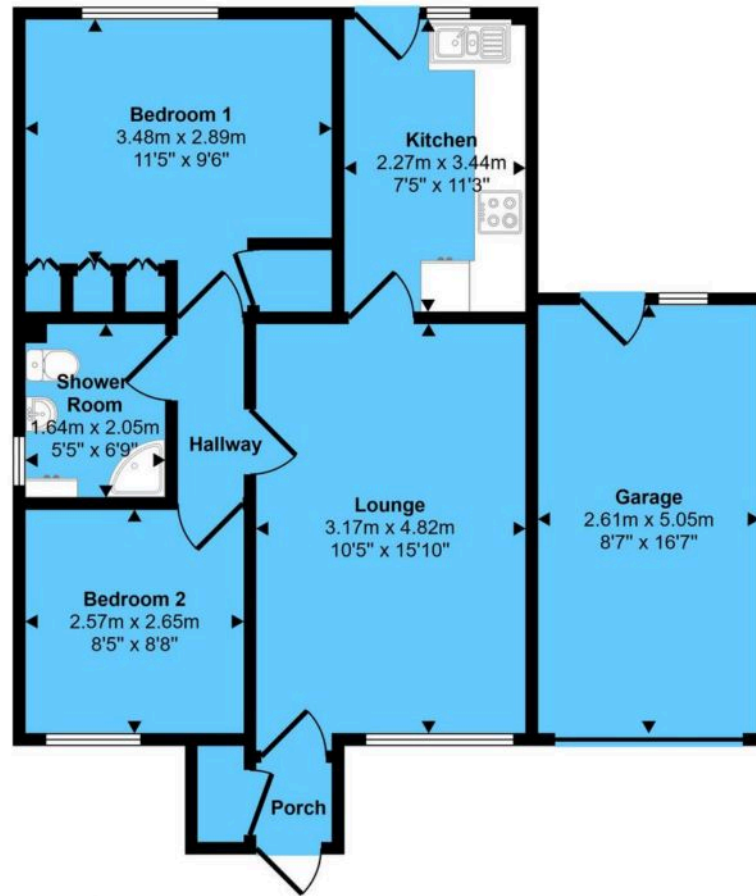
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Approx Gross Internal Area  
66 sq m / 707 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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