



Old Warwick Road, Lapworth

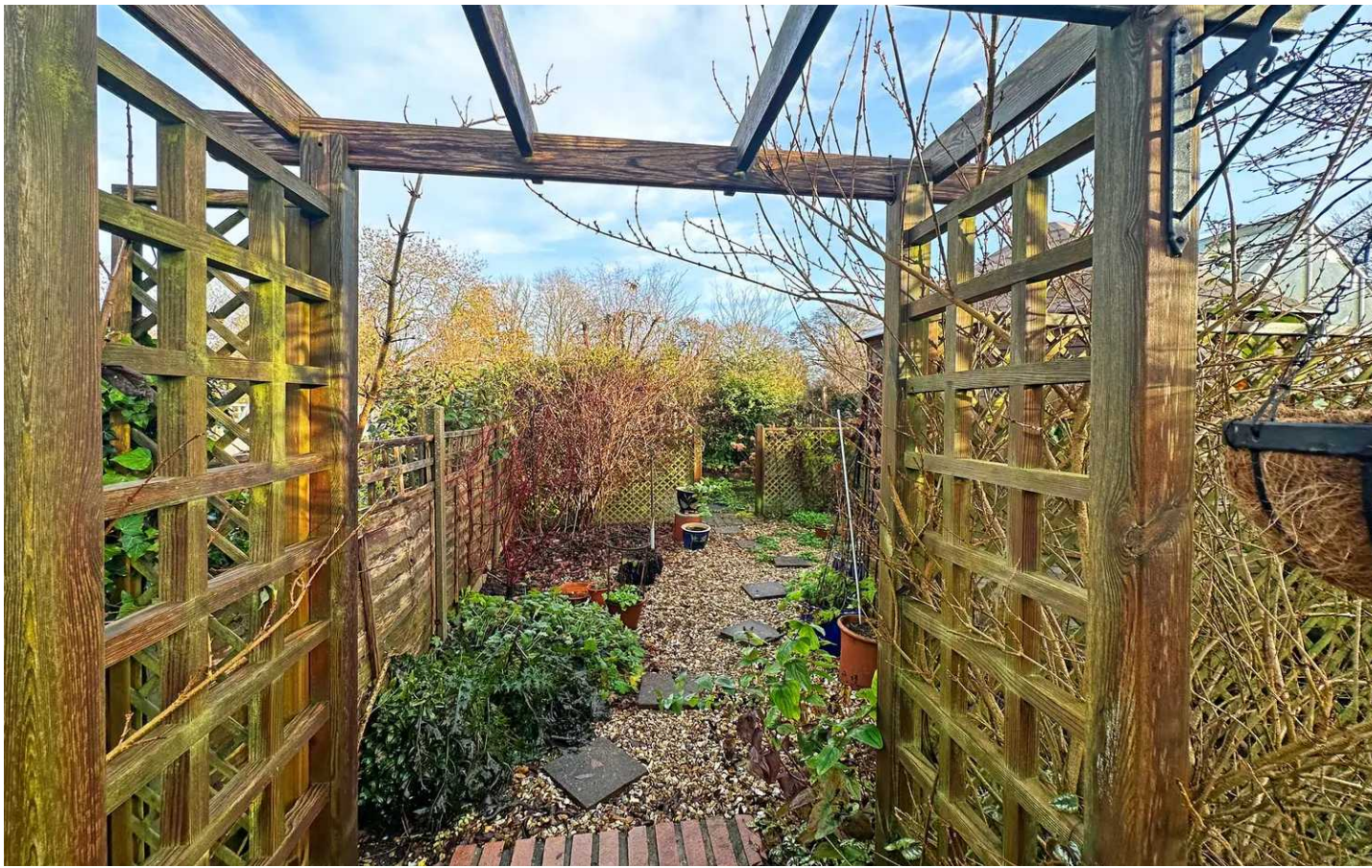
Guide Price £275,000





PROPERTY OVERVIEW

We are delighted to present this exquisite one-bedroom mid-terrace cottage (which has previously been rented out as a successful holiday let), brimming with character and nestled within a serene semi-rural setting. This Grade two listed gem boasts effortless access to picturesque countryside and an array of charming pubs and restaurants. Furthermore, Lapworth Station is within easy walking distance, ensuring convenient connectivity to surrounding areas. Upon entering, you are greeted by a cosy living room, complete with a charming log burner which emanates warmth and tranquillity. Adjacent to this, you will find a well-appointed fitted kitchen with a delightful dining area. Ascending to the first floor, you will discover a delightful double bedroom, complete with an ensuite for utmost privacy and convenience. For additional storage, the ensuite provides access to a practical loft space. Moving outside, a beautiful rear garden awaits, boasting an array of shrubbery providing a peaceful haven to relax and unwind. Furthermore, a conveniently positioned driveway ensures ample parking for residents and visitors alike.



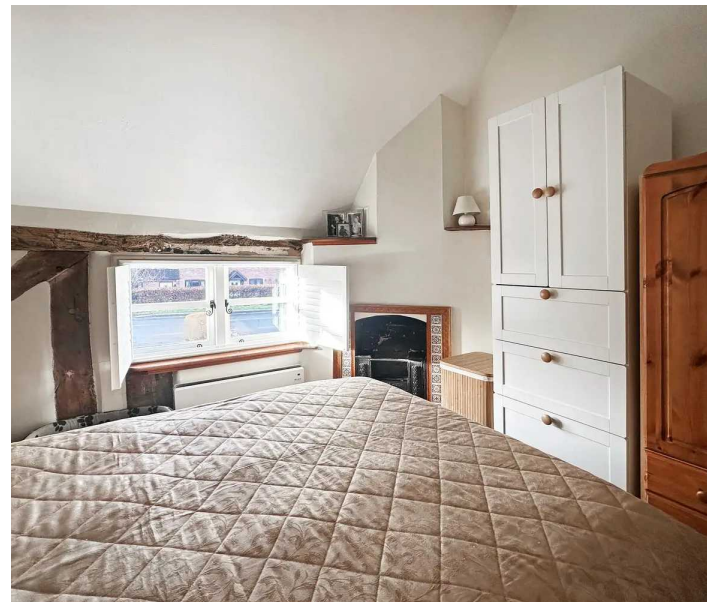
This exceptional property is ideally suited to first-time buyers or investors seeking a character-filled haven within a desirable location. Book your viewing today to fully appreciate the charm and allure of this remarkable cottage.

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: B

Tenure: Freehold





- One Bedroom Grade II Listed Mid-Terrace Cottage
- Easy Walking Distance To Lapworth Station
- Living Room With Log Burner
- Kitchen With Dining Area
- Double Bedroom
- Additional Loft Space Storage
- Beautiful Rear Garden With An Array Of Shrubbery
- Driveway With Ample Parking
- Ideal For First Time Purchasers Or Investors

LIVING ROOM

15' 7" x 9' 11" (4.75m x 3.02m)

KITCHEN WITH DINING AREA

12' 0" x 11' 1" (3.66m x 3.38m)

FIRST FLOOR

DOUBLE BEDROOM

11' 1" x 9' 11" (3.38m x 3.02m)

ENSUITE

7' 3" x 3' 10" (2.21m x 1.17m)

LOFT STORAGE AREA

TOTAL SQUARE FOOTAGE

43.2 sq.m (465 sq.ft) approx.

OUTSIDE THE PROPERTY

BEAUTIFUL REAR GARDEN

ON DRIVE PARKING FOR TWO VEHICLES



ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, AEG integrated hob, Smeg extractor, Hotpoint fridge/freezer, Indesit dishwasher, Hotpoint washer/dryer, all carpets, curtains, shutters and light fittings and garden shed.

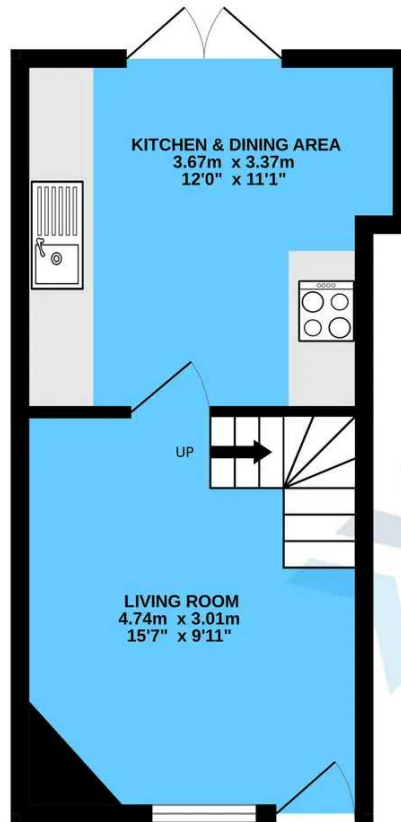
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Broadband - BT - fibre optic. Loft space/storage area - boarded with lighting.

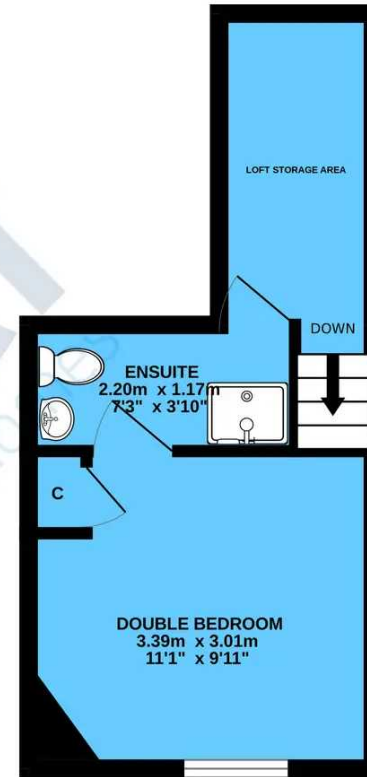
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR
24.6 sq.m. (264 sq.ft.) approx.



1ST FLOOR
18.6 sq.m. (200 sq.ft.) approx.



TOTAL FLOOR AREA : 43.2 sq.m. (465 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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