



## Fetherston Grange Glasshouse Lane, Lapworth

Guide Price £350,000

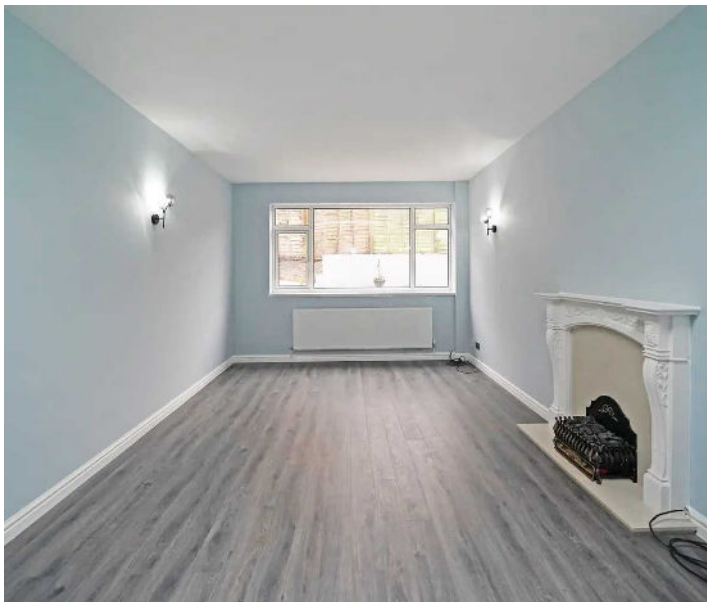




## PROPERTY OVERVIEW

Nestled within the picturesque surroundings of Fetherston Grange, this charming two-bedroom bungalow is a testament to modern living in a tranquil rural setting. Offered with no upward chain, this property has been lovingly refurbished and modernised by the current owners to create a comfortable and stylish residence.

Upon entry through a communal entrance, one is greeted by a versatile entrance hallway that can easily serve as a dining room, home office, or playroom. The property boasts a thoughtfully designed fitted kitchen with integrated appliances and contemporary units. The spacious living room features a striking fireplace, ideal for cosy evenings.



Two well-appointed double bedrooms provide ample accommodation, complemented by a modern family bathroom with a generous walk-in shower. In addition, a practical utility room with an extra toilet adds to the convenience of this home.

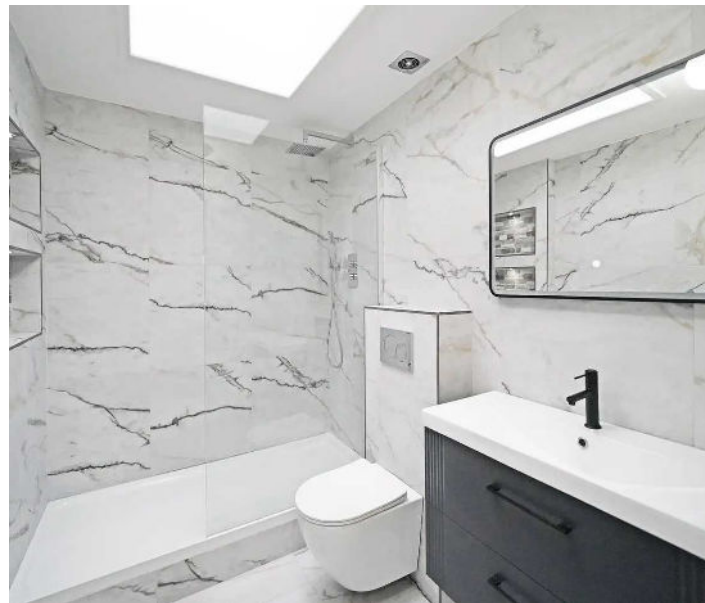
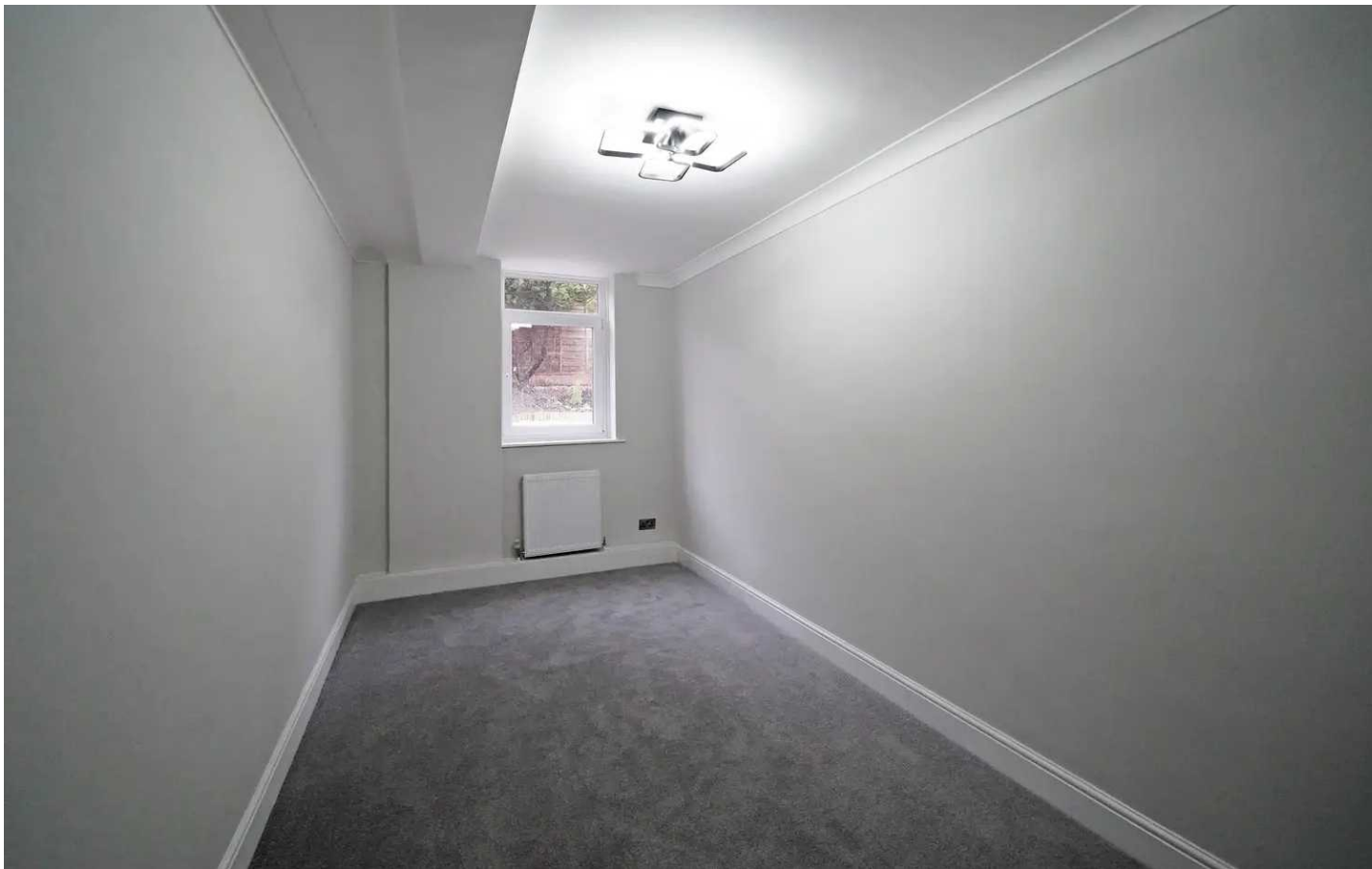


Completing this property is a low-maintenance rear garden, predominantly paved for easy upkeep, alongside the added benefits of allocated parking and a single garage located in a separate block. This residence offers a unique blend of comfort, convenience and rural charm, making it an ideal home for those seeking a peaceful retreat.

#### 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
- NO UPWARD CHAIN
- Set In An Idyllic Rural Location
- Fitted Kitchen
- Large Living Room
- Two Double Bedrooms
- Versatile Dining Room & Utility Room
- Low Maintenance Rear Garden
- Single Garage & Allocated Parking



#### **ENTRANCE HALLWAY**

#### **KITCHEN**

15' 1" x 6' 9" (4.60m x 2.05m)

#### **LIVING ROOM**

21' 4" x 12' 6" (6.50m x 3.80m)

#### **BEDROOM ONE**

15' 9" x 10' 6" (4.80m x 3.20m)

#### **BEDROOM TWO**

15' 1" x 7' 10" (4.60m x 2.40m)

#### **BATHROOM**

11' 6" x 5' 11" (3.50m x 1.80m)

#### **UTILITY ROOM**

9' 2" x 4' 10" (2.80m x 1.48m)

#### **WC**

6' 1" x 3' 3" (1.86m x 0.98m)

#### **DINING ROOM**

12' 6" x 10' 0" (3.80m x 3.05m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 99.0 sq.m. = 1066 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **LOW-MAINTENANCE REAR GARDEN**

#### **ALLOCATED PARKING**

#### **SINGLE GARAGE**

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

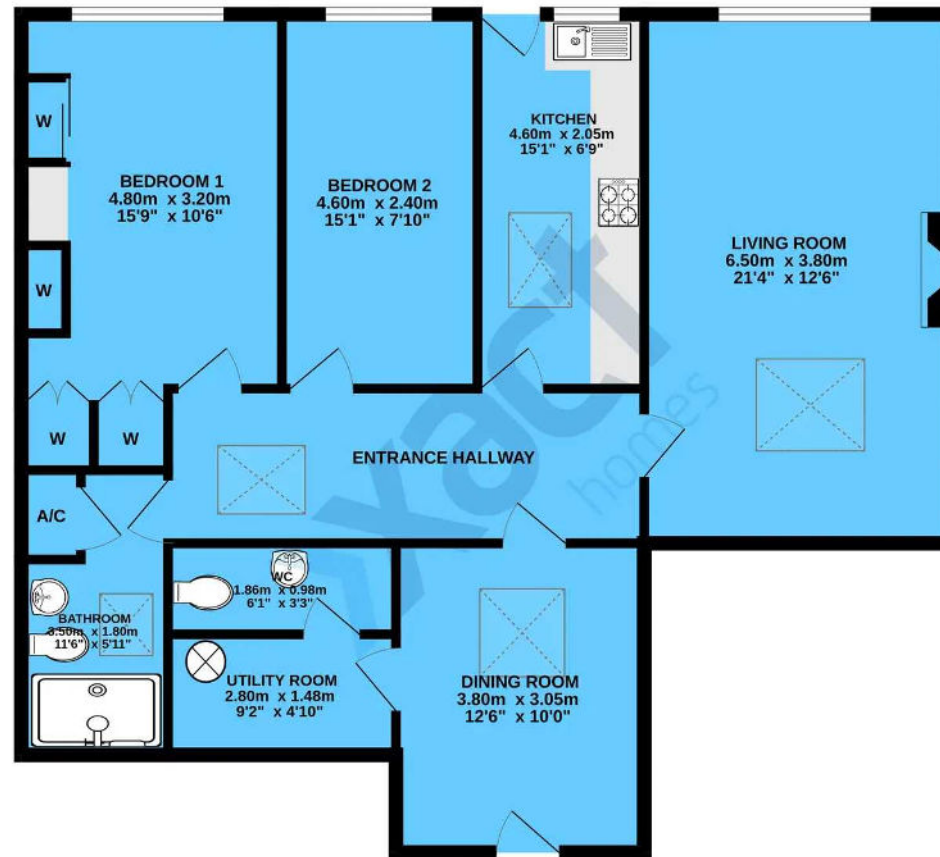
Everything is included.

#### **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



TOTAL FLOOR AREA: 99.0 sq.m. (1066 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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