



# Yew Tree Close, Lapworth

Guide Price £189,950



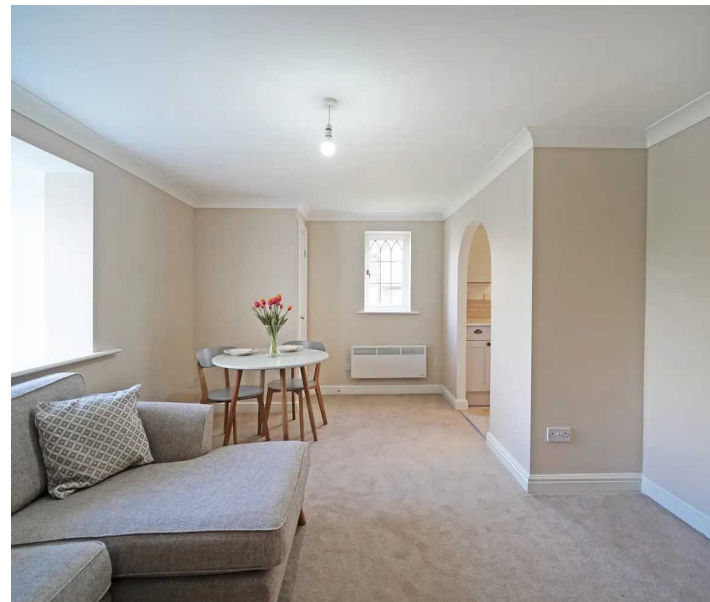


## PROPERTY OVERVIEW

Introducing this charming one bedroom ground floor apartment, conveniently located in the highly sought-after cul-de-sac of Lapworth, this property is an attractive opportunity for both first-time buyers and investors alike.

Situated within easy reach of all local amenities and Lapworth Station, this apartment offers the perfect blend of convenience and tranquillity. With countryside walks and a selection of pubs just moments away..

Immaculately presented, this property has been tastefully refurbished to a high specification by the current owner. The open plan living and dining area boasts ample space for both sofa seating and a dining table, providing an ideal setting for entertaining guests.



The fitted kitchen features fully integrated appliances and boasts an abundance of natural light, creating a bright and airy atmosphere throughout. The double bedroom is complemented by fitted wardrobes, offering generous storage space. Completing the accommodation is the modern bathroom.



For added convenience, this property benefits from an allocated parking space. With a recently extended lease, this apartment offers a truly hassle-free living experience. Don't miss out on this fantastic opportunity - book your viewing today.

#### 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.



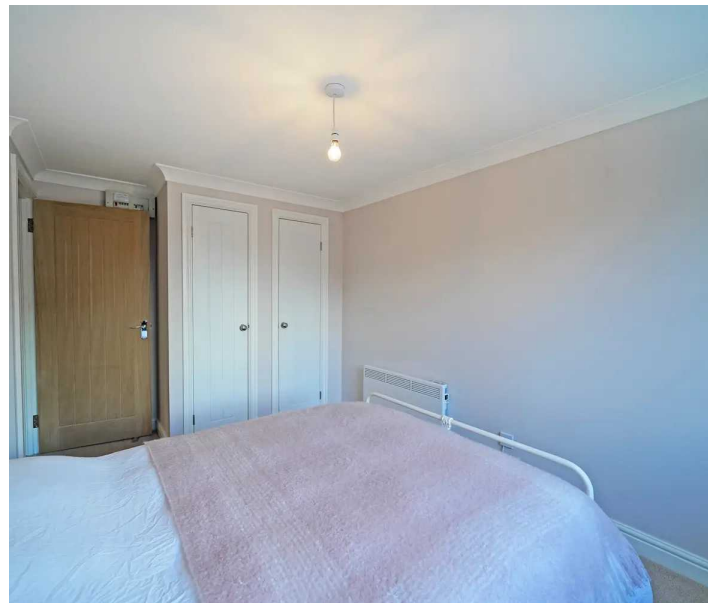


There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.

Council Tax band: B

Tenure: Leasehold

- One Bedroom Ground Floor Apartment
- Walking Distance To Lapworth Station
- Refurbished By The Existing Owner
- Recently Extended Lease
- Open Plan Living / Dining Area
- Fitted Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobes
- Modern Bathroom





#### **HALL**

#### **LIVING / DINING AREA**

17' 0" x 10' 8" (5.19m x 3.26m)

#### **KITCHEN**

8' 0" x 5' 5" (2.44m x 1.65m)

#### **BEDROOM**

13' 9" x 8' 11" (4.20m x 2.72m)

#### **BATHROOM**

6' 4" x 5' 7" (1.93m x 1.71m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 44.0 sq.m. = 474 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **AN ALLOCATED PARKING SPACE**

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

Free standing cooker, integrated oven, integrated hob, extractor, fridge freezer, washing machine, all carpets, a fitted wardrobe in the bedroom and all light fittings.

#### **ADDITIONAL INFORMATION**

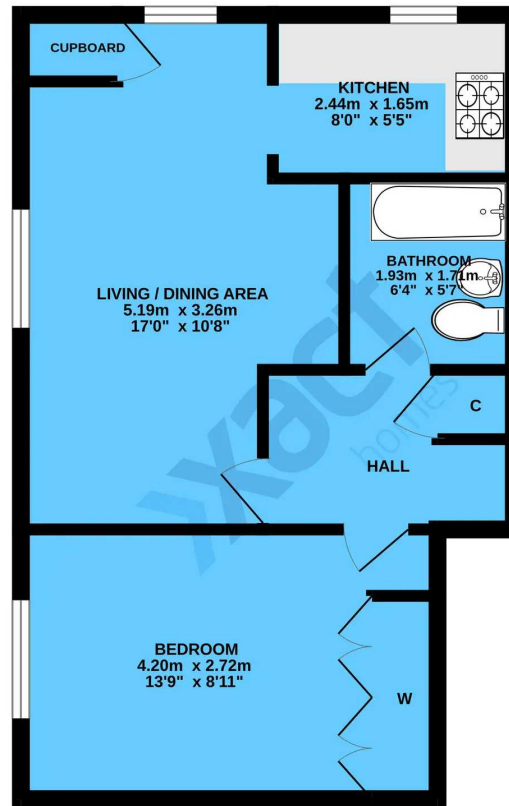
Services - electricity and mains sewers. Service charge - £1534 (pa). Ground rent - £75 (pa).

#### **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 : 44.0 sq.m. (474 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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