



# Kingswood Close, Lapworth

Guide Price £600,000





## PROPERTY OVERVIEW

Located on a highly sought-after and peaceful cul-de-sac in Lapworth, this immaculate four-bedroom semi-detached family home presents a rare opportunity for buyers seeking a peaceful and idyllic countryside setting. With the convenience of NO UPWARD CHAIN, this property offers a stress-free move.

Upon entering the property, a welcoming entrance hallway leads through to the ground floor, connecting the living spaces seamlessly. The open plan dual aspect living and dining area with feature log burner is a highlight of the home, flooded with an abundance of natural light and offering serene countryside views, creating a perfect space for relaxation and entertaining.



The fitted breakfast kitchen boasts integrated appliances, ample work surfaces, and a practical utility room with a downstairs toilet, leading to the garage, providing a seamless flow for every-day living.



Ascending to the first floor, the property further impresses with four well-appointed bedrooms. Three generously sized double bedrooms provide comfortable living arrangements, while a fourth single bedroom offers versatility to be used as a home office or nursery. All bedrooms are serviced by a family bathroom, ensuring convenience and functionality for the entire household.

Stepping outside, the property features a large rear garden offering a serene escape with stunning countryside views, perfect for enjoying peaceful moments or entertaining guests. Additionally, the property benefits from a driveway providing ample parking, further enhancing the practicality and ease of everyday living.



Conveniently located within walking distance to the local school and train station, this property offers the perfect balance of tranquillity and convenience for families or professionals alike. With its desirable location, spacious interior, and charming views, this property is truly a rare find and not to be missed. Arrange a viewing today to appreciate the beauty and elegance of this wonderful family home.

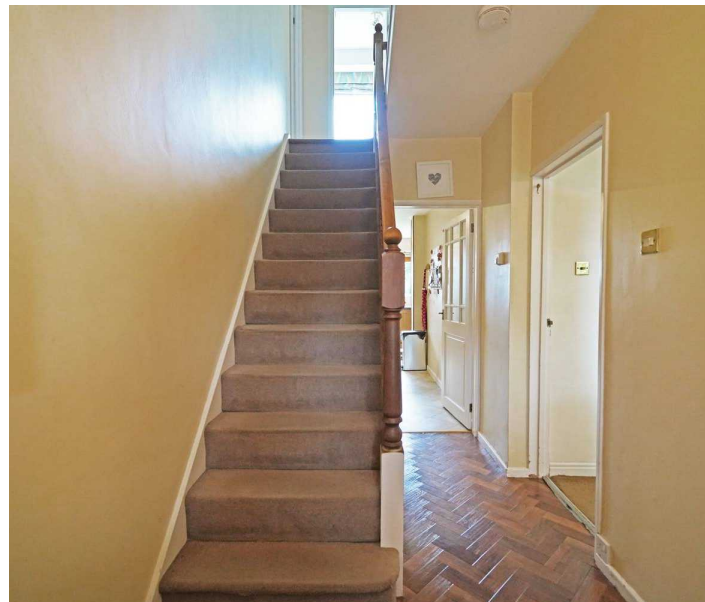


#### PROPERTY LOCATION

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, Lapworth community 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





- Four Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Quiet Cul-De-Sac Location
- Walking Distance To Local Train Station
- Dual Aspect Living / Dining Room
- Fitted Breakfast Kitchen
- Utility & Garage
- Four Generously Sized Bedrooms
- Stunning Rural Views

#### **PORCH**

#### **HALLWAY**

#### **LIVING / DINING ROOM**

29' 11" x 10' 11" (9.12m x 3.34m)

#### **BREAKFAST KITCHEN**

17' 10" x 8' 6" (5.43m x 2.59m)

#### **UTILITY**

11' 3" x 7' 3" (3.44m x 2.20m)

#### **WC**

4' 3" x 2' 8" (1.30m x 0.81m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 0" x 10' 11" (4.58m x 3.32m)

#### **BEDROOM TWO**

15' 1" x 10' 6" (4.61m x 3.21m)

#### **BEDROOM THREE**

13' 11" x 8' 6" (4.23m x 2.60m)

#### **BEDROOM FOUR**

13' 8" x 7' 5" (4.16m x 2.25m)

#### **FAMILY BATHROOM**

10' 4" x 7' 4" (3.14m x 2.24m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 150.6 sq.m. = 1621 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 6" x 10' 8" (5.04m x 3.24m)

### **LARGE REAR GARDEN**

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

Neff, oven, Hotpoint hob, extractor, Indesit freezer, DCA fridge freezer and Goranje dishwasher, all carpets, blinds and light fittings, some curtains, greenhouse, wardrobe in front double bedroom, Ikea unit in bed 4, garage cupboards and water butts.

### **ADDITIONAL INFORMATION**

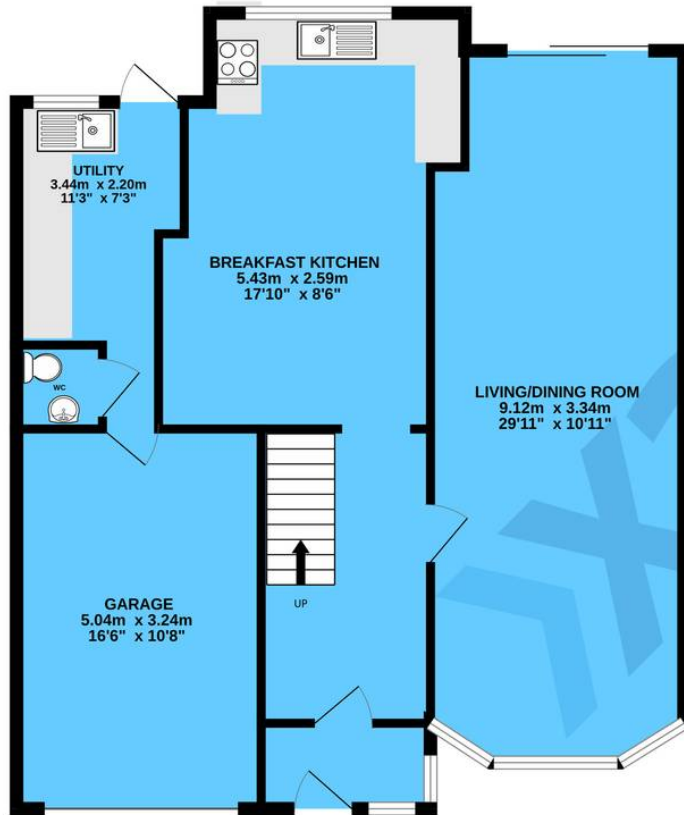
Services - Oil fired central heating, mains electricity and water on a meter. Loft - Boarded with ladder and lighting  
Broadband - Vodafone

### **MONEY LAUNDERING REGULATIONS**

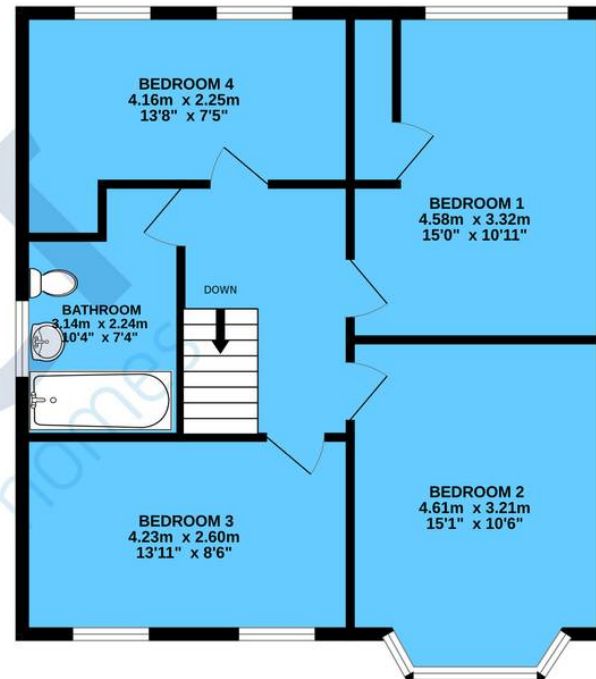
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 150.6 sq.m. (1621 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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