



Station Lane, Lapworth

Guide Price £475,000





## PROPERTY OVERVIEW

This attractive three bedroom semi-detached house is situated in the highly sought-after village of Lapworth, offering a superb blend of modern living and charm. Set behind a neat front garden and a tarmac driveway, the property also benefits from a full-size single garage (ideal for secure parking or additional storage). Upon entering via the welcoming hallway, you are greeted by a thoughtfully designed modern galley kitchen, featuring contemporary fittings and ample workspace to meet the needs of any home chef. The spacious lounge/diner is a standout feature, providing a versatile area for both relaxing and entertaining, with a striking feature fireplace that adds warmth and character to the room. This inviting living space also offers direct access onto the rear garden, creating a seamless connection for indoor and outdoor living. Upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family life or home working. The bedrooms are serviced by a well-appointed shower room, finished to a high standard with quality fixtures and fittings.



The property is ideally located within walking distance of Lapworth Station, making it an excellent choice for commuters, while also being close to the wide range of amenities that Lapworth village has to offer, including local shops, schools, and popular dining establishments. Offered to the market with the added advantage of no upward chain, this home represents a fantastic opportunity for buyers seeking a move-in ready property in a desirable village location. Whether you are looking for a family home or a property with excellent transport links, this house combines practical features and a welcoming atmosphere, making it a must-see for those seeking comfort, convenience, and style in the heart of 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





- Three Bedroom Semi Detached House Located Within Lapworth Village
- Set Behind A Front Garden & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- Modern Galley Kitchen & A Separate Large Lounge/Diner With A Feature Fireplace & Access Onto The Garden
- Located On The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By A Well Appointed Shower Room
- To The Rear Of The Property Is A Well Established Easterly Facing Garden Which Benefits From A Full Width Patio
- Located Walking Distance To Lapworth Station & All Of The Amenities Lapworth Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain

#### **PORCH**

Ample sized porch for shoes coats etc.

#### **HALLWAY**

#### **WC**

Downstairs toilet and cloakroom

#### **LOUNGE/DINER**

17' 11" x 17' 2" (5.46m x 5.23m)

#### **KITCHEN**

6' 5" x 11' 4" (1.95m x 3.46m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

9' 11" x 15' 4" (3.03m x 4.67m)

#### **BEDROOM TWO**

11' 7" x 12' 1" (3.53m x 3.68m)

#### **BEDROOM THREE**

7' 10" x 10' 11" (2.38m x 3.32m)

#### **SHOWER ROOM**

5' 11" x 5' 4" (1.80m x 1.62m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 0" x 16' 3" (2.43m x 4.96m)

### **TOTAL SQUARE FOOTAGE**

103.0 sq.m (1111 sq.ft) approx.

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

### **WELL ESTABLISHED REAR GARDEN WITH PATIO**

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

Integrated oven (old may not work), integrated hob, extractor, fridge, freezer, washing machine, all carpets, curtains and light fittings. Items of furniture can be included if required.

### **ADDITIONAL INFORMATION**

Services – water on a meter, oil, mains electricity and sewers. Broadband – no connection – BT connection available.

### **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.

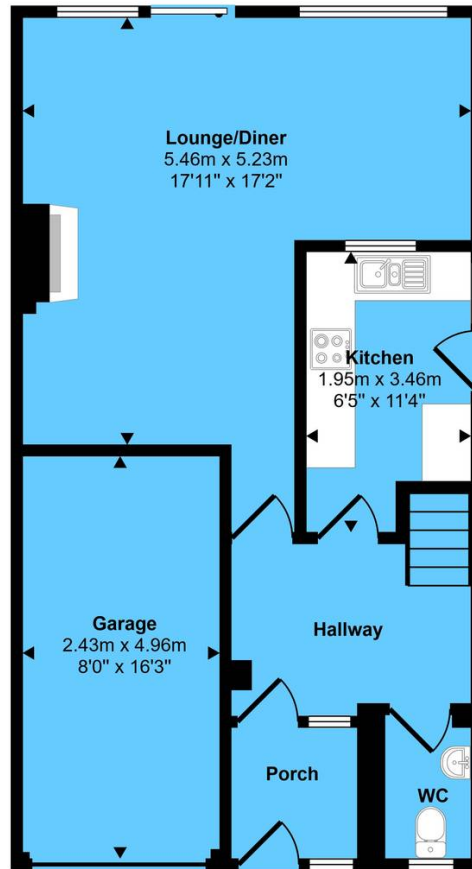
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

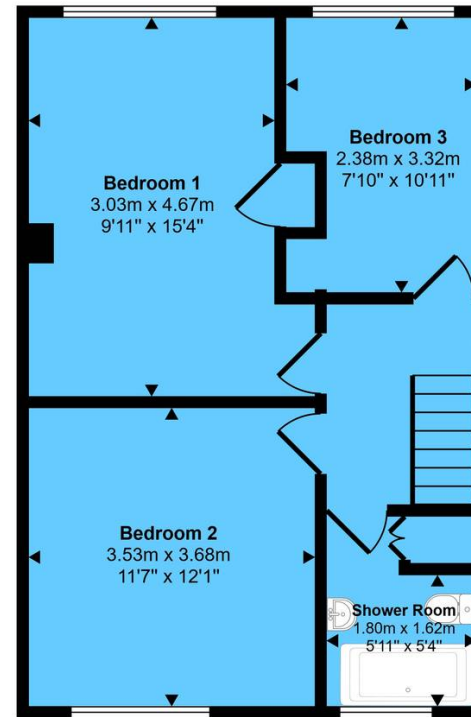
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
103 sq m / 1111 sq ft



Ground Floor  
Approx 56 sq m / 608 sq ft



First Floor  
Approx 47 sq m / 503 sq ft

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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