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The Old Post Office,
Lapworth Street, Lowsonford



The Old Post Office is a stunning example of a Grade II listed home. Having been painstakingly improved and maintained by its previous owners it offers modern comforts while boasting unique character features.





To the ground floor there is a kitchen/diner with a walk-in pantry/utility, inner hallway, WC and dining room plus 2 additional reception rooms, both having fireplaces. The fireplace in the snug still features an original bread oven. The living room is a beamed room with an inglenook fireplace housing a log burner.

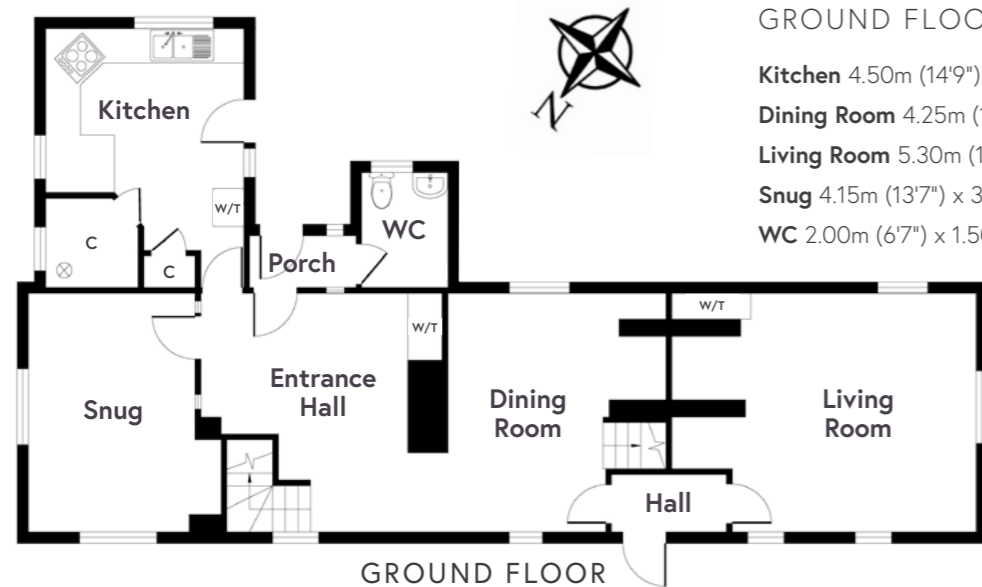




The first floor is accessed by two solid oak hand-crafted staircases, one from the hall and another from the dining room. Here there are four good-sized bedrooms and a family bathroom. The main bedroom has a dressing area with built-in wardrobes and an ensuite bathroom.



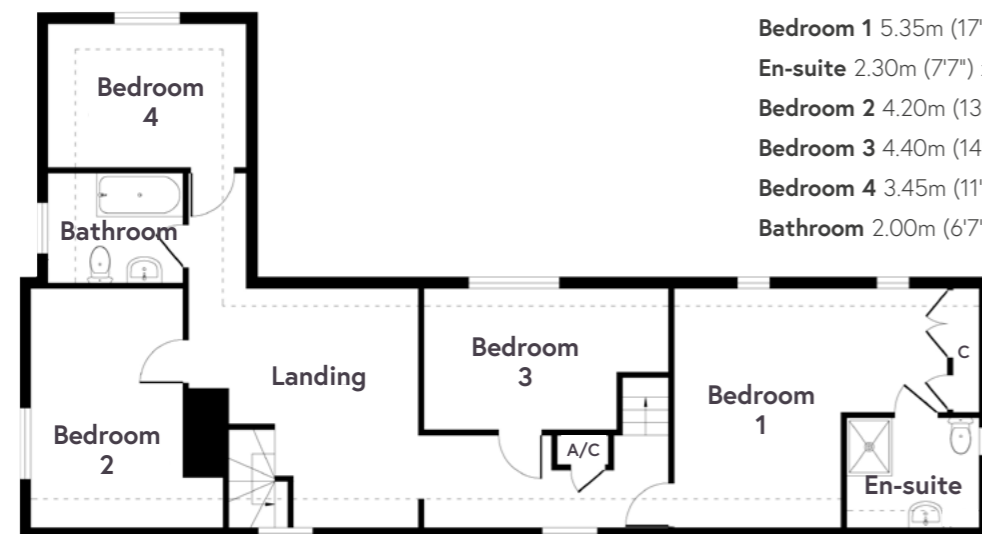
The gardens are laid mainly to lawn with a large south-facing paved area for outside seating and dining, a peaceful spot from which to socialise and enjoy passing wildlife. The gated driveway offers parking for at least 5 cars and there is a workshop/boot room adjoining a large double garage with considerable boarded loft storage.



GROUND FLOOR

- Kitchen** 4.50m (14'9") x 3.45m (11'4")
- Dining Room** 4.25m (13'11") x 3.80m (12'6")
- Living Room** 5.30m (17'5") x 3.90m (12'10")
- Snug** 4.15m (13'7") x 3.35m (11'0")
- WC** 2.00m (6'7") x 1.50m (4'11")

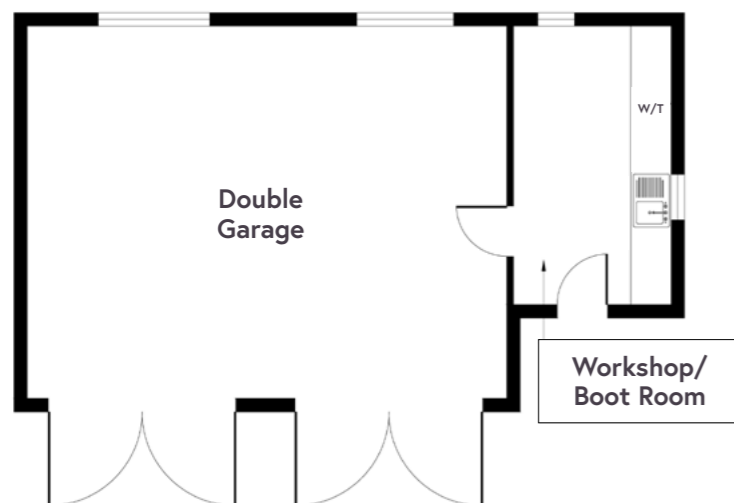
GROUND FLOOR



FIRST FLOOR

- Bedroom 1** 5.35m (17'2") x 4.05m (13'3")
- En-suite** 2.30m (7'7") x 1.90m (6'3")
- Bedroom 2** 4.20m (13'9") x 3.50m (11'6")
- Bedroom 3** 4.40m (14'5") x 2.45m (8'0")
- Bedroom 4** 3.45m (11'4") x 2.55m (8'4")
- Bathroom** 2.00m (6'7") x 1.90m (6'3")

FIRST FLOOR



GROUND FLOOR

Approx 89.54 sq metres (964 sq feet)

FIRST FLOOR

Approx 84.34 sq metres (908 sq feet)

OUTBUILDING

Approx 49.85 sq metres (537 sq feet)

TOTAL AREA

Approx 173.88 sq metres (1872 sq feet)

OUTBUILDING

- Double Garage** 7.15m (23'5") x 5.55m (18'3")
- Workshop/Boot Room** 4.15m (13'7") x 2.35m (7'9")

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)





GENERAL INFORMATION

Tenure: Freehold | Grade II listed

EPC: Exempt

Services: Oil-fired central heating and mains drainage

Local Authority: Warwick Council

DIRECTIONS

POSTCODE B95 5HJ

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Location

Lowsonford provides an opportunity to enjoy village life whilst being exceptionally well placed for access to the local motorway network of the M42, M40 and M6. The Fleur de Lys pub offers a welcoming environment to dine in. Birmingham International Railway Station and Airport are approximately 20 minutes away by car, with the station having direct links to Birmingham and London Euston. Excellent schooling can be found in Henley-in-Arden, Stratford-upon-Avon, Lapworth and Solihull town centre. Stratford Girls Grammar School is approximately 10 miles to the south, with private and state schooling also available in Solihull town centre some 10 miles to the north.





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