

# Kingswood Close, B94



PROPERTY ADDRESS  
1 Kingswood Close  
Lapworth  
B94 6JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Idyllic rural location in the heart of Lapworth
- Large driveway and detached double garage
- Over 2500 sqft of accommodation with five bedrooms
- South facing rear garden
- Stunning kitchen/diner

The property is located in this popular and quiet cul-de-sac adjacent to greenbelt countryside and has a wide gravelled driveway to the front and a detached double garage to the side with the space, scope and potential to extend above subject to the necessary consents. It also boasts a good size, south facing, 'wrap-around' garden to the rear with the most amazing views over the Warwickshire countryside. The accommodation is double glazed, centrally heated and has an incredible extended kitchen/diner at its heart, with bi-fold doors out onto the patio.

Entrance Hall – accessed via the porch, welcoming entrance hall with real wood flooring, throughout. There are oak doors throughout.

Study (4.70 x 3.23) - this bright, spacious study makes an excellent home office with bespoke storage and shelving, stunning feature fireplace and large bay window, which floods the room with natural light. This versatile room could also be used as a playroom.

Reception Room (5.59 x 4.98) - large living room at the front of the property with bay window, deep pile grey carpet, bespoke storage and shelving and the centre piece of the room – the wood burning stove. This is the ideal room for curling up with family to watch a film.

Kitchen/Dining Room (7.49 x 6.05) - the heart of this incredible family home, with beautiful stone flooring throughout:

Dining Area - this lovely bright dining space benefits from an almost completely glazed rear elevation with bi-fold doors leading to the patio and rear garden beyond – this is a perfect space for entertaining or family mealtimes.

Kitchen – impressive country-style kitchen with cream wall and base units, oak worktop and integrated appliances, including a Radburn stove. There is a bespoke island unit with granite worktop, perfect for preparing food whilst children do homework up to the breakfast bar or dinner party guests relax in the dining area. There is also a large pantry and an alcove which is ideal for a large American style fridge/freezer.

Utility (4.11 x 3.00) - very useful, large utility room with additional worktop space, storage, sink, plumbing for a washing machine and space for a tumble dryer. This also leads to a down stairs toilet and the back door, making it an ideal 'boot room' after a muddy dog walk or kids sport.

Bedroom One (6.65 x 5.00) - large double bedroom to the front of the property with bay window, fitted wardrobe and huge ensuite.

Ensuite - with toilet, walk in shower cubicle, separate jacuzzi style bath and 'his and hers' sink with vanity unit.

Bedroom Two (4.57 x 3.05) - a second large double bedroom to the rear of the property with built in wardrobe.

Bedroom Three (4.95 x 3.20) - another good size double bedroom to the front of the property with bay window.

Bedroom Four (5.99 x 4.09) - fourth double bedroom on the second floor of the property with adjoining store room (2.74 x 2.26) which would make an excellent ensuite. We understand that the plumbing connections are already present.

Bedroom Five (2.62 x 1.78) – single bedroom that would work equally well as a home office, nursery or child's bedroom.

Bathroom - family bathroom with toilet, walk in shower cubicle, bath and sink with vanity



Your Text Here



unit.

External – to the front of the property there is a gravel driveway with parking for multiple cars and a double detached garage. The rear 'wrap-around' south facing garden benefits from large patio area and stunning views across the Warwickshire countryside.

Lapworth is a popular village, surrounded by open green-belt countryside and well known for its excellent pubs The Punchbowl and The Boot. The village provides local stores, shop, post office, a well-respected Primary School and a village railway station which links Solihull and Birmingham Snow Hill with Warwick, Leamington and London Marylebone. Knowle, Dorridge and Hockley Heath are all neighbouring villages, whilst Solihull, Henley and Warwick all provide further and more comprehensive facilities. The local M40 and M42 lead to the midlands motorway network, the NEC and Birmingham International airport and railway station.