

# Lapworth Oaks, B94

PROPERTY ADDRESS  
7 Lapworth Oaks  
Lapworth  
B94 6LE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		65



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- NO ONWARD CHAIN
- Four double bedrooms
- Two bathrooms and WC
- Detached single garage
- West facing garden

Step into the hallway, via the very useful porch, and head into the living room at the front of the property with feature coving, bespoke cabinetry and oak effect luxury vinyl flooring. Beautifully decorated in neutral tones that perfectly complement the centre piece of the room – the wood burner, which is set under a stripped wooden fireplace. This is the ideal room for entertaining friends or curling up with family to watch a film.

Down the hallway there is a second versatile reception room and suitably stylish cloakroom, before you reach the amazing open-plan kitchen/diner with 'snug' seating area and practical utility room with worktop, storage space and plumbing for washing machine and tumble dryer. The full width bi-fold doors are a wonderful backdrop for a dinner party, and there is ample room for a large dining table here. This striking glazing also looks across the patio and garden beyond. The sun works its way up and over this west facing property throughout the day, to ensure beautiful sunrises from the front of the property and sunny summer evenings in the garden.

This property is not only aesthetically pleasing but it has been designed thoughtfully with the demands of modern family living in mind and the kitchen is a prime example of this. Every corner and alcove of the room is being used and the off-white units blend perfectly into the walls, to give a real feeling of space. There is a bespoke island unit with quartz worktop, which also houses a multitude of additional storage cupboard and drawers. It is easy to imagine cooking a Sunday roast as a family here or prepping for a summer barbeque with the bi-fold doors wide open. This home has a fresh, contemporary feel whilst retaining the rural charm of the village.

Upstairs there is stunning master bedroom with built in wardrobes and large ensuite. There are three more double bedrooms, as well as a family bathroom on this floor. The bedrooms are all spacious, well proportioned and benefit from fitted wardrobes.

Externally, there is driveway parking for multiple cars to the front, single detached garage to the side and a west-facing rear garden, which is well maintained and benefits from patio area and convenient access to the side door of the garage.

Lapworth is one of the most sought-after villages in Warwickshire, surrounded by open green-belt countryside and well known for its



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excellent pubs - The Punchbowl, The Boot and The Navigation are all within walking distance. 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.

Council Tax Band - G