



**135 Chessetts Wood Road, B94 6EL**

**Sale Price £950,000**



**Love  
Property Co.**



# 135 Chessetts Wood Road, Lapworth, Solihull, B94 6EL

Tenure - Freehold  
EPC Rating – F  
Council Tax Band - G

Love Property Co are pleased to offer this well-presented traditional three bedroom detached property located on a highly sought after road in a superb semi-rural location offering scope for significant extension under permitted development and a planning application subject to necessary planning permission.

The property is set behind a gravel in and out driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway connecting all reception rooms. The ground floor accommodation benefits from an abundance of natural light throughout and is made up of:- a large dual aspect living room with excellent views of the rear garden and feature bay window overlooking the front of the property; a delightful breakfast kitchen with fully integrated appliance and ample storage; a large dining room offering versatility to be used as a family room; a practical utility room with conservatory attached; and a guest toilet.

The first floor is made up of a family bathroom and three double bedrooms, one of which is a large principal bedroom with fitted wardrobes and ensuite bathroom. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and includes a detached double garage behind a set of secure gates.

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## PROPERTY MEASUREMENTS:

### LOUNGE

22' 10" x 14' 2" (6.96m x 4.33m)

### DINING/LIVING ROOM

13' 11" x 12' 3" (4.25m x 3.73m)

### BREAKFAST/KITCHEN

14' 9" x 12' 3" (4.50m x 3.73m)

### UTILITY

11' 8" x 4' 10" (3.56m x 1.47m)

### CONSERVATORY

13' 7" x 7' 7" (4.15m x 2.32m)

### GUEST WC

4' 4" x 5' 6" (1.31m x 1.67m)

### BEDROOM ONE

13' 11" x 14' 2" (4.25m x 4.33m)

### ENSUITE

6' 6" x 14' 2" (1.97m x 4.33m)

### BEDROOM TWO

14' 9" x 12' 2" (4.50m x 3.73m)

### BEDROOM THREE

7' 9" x 12' 3" (3.37m x 3.73m)

### BATHROOM

5' 10" x 7' 8" (1.78m x 2.33m)

### TOTAL PROPERTY AREA

1740.8 sq. Feet (161.7 sq. metres)

### TOTAL DOUBLE GARAGE/OUTBUILDING

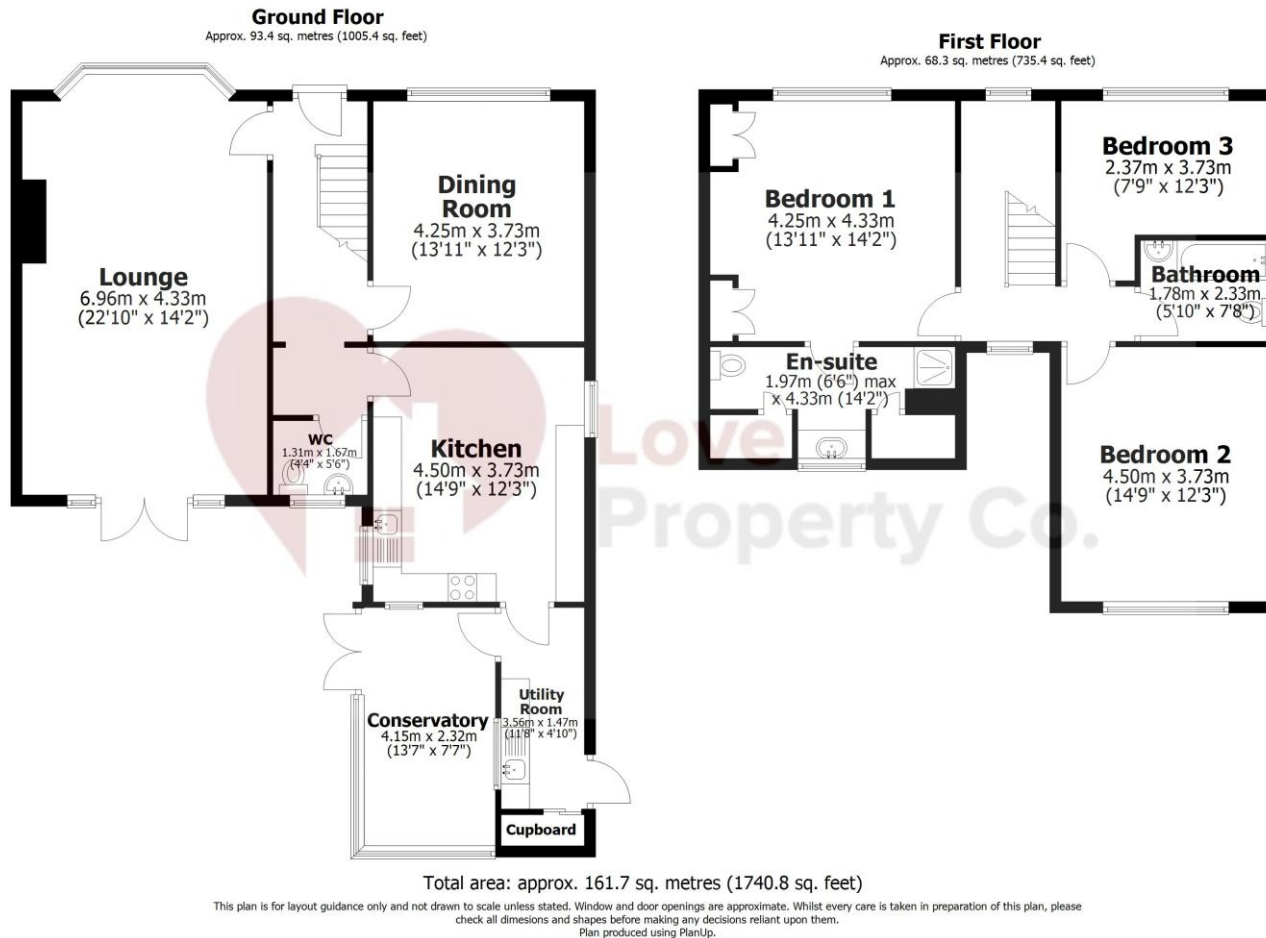
451.8 sq. metres (42.0 sq metres)

### 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.







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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