



## 7 Bakehouse Cottages, Mill Lane, Lapworth, Solihull, B94 6JX

A very well presented two bedroomed property in the heart of Lapworth, The property benefits from underfloor heating, High Specification Kitchen and Bathroom, Fitted Wardrobes, Open Views, Off-Road Parking, Garden with Patio.



**£1,350 Per Month**

**Hallway**  
 14'0" x 6'0" (4.27 x 1.83)  
 Limestone tiled flooring, door to under stairs storage cupboard

**Fitted Kitchen**  
 9'11" x 7'3" (3.04 x 2.22)  
 With extensive granite flecked work top. Fridge freezer, Neff induction hob, hotpoint washing machine and dishwasher.

**Cloakroom**  
 Low level WC, cantilever wash hand basin, matching floor to hall

**Living Room**  
 13'9" x 10'5" (4.21 x 3.18)  
 With patio doors onto the raised sun terrace with small lawned garden beyond with view up the canal

**Landing**  
 With hatch to roof space

**Bedroom 2 (Front)**  
 13'10" max x 8'1" (4.23 max x 2.48)  
 Door to storage cupboard over stairwell with fitted Daikin boiler unit

**Bedroom 1 (Rear)**  
 13'10" x 9'3" (4.24 x 2.83)  
 With views over the gardens and up and up the canal to the West. Mirror fronted sliding doors to deep wardrobe with hanging rails and storage shelving.

**Bathroom**  
 6'9" x 5'10" (2.08 x 1.78)  
 With ceramic tiled floor and matching wall tiles to full height. Hand wash basin with cantilever, low level WC, fitted bath with glazed screen and separate shower unit over. Extractor fan and chrome ladder towel rail.

**Rear Garden**  
 Mainly laid to lawn with paved patio area, timber fences and gate giving side access.

**Other Information**  
 Services: Water, electricity and drainage are connected to the property.

Council Tax: Band D (Warwick District Council)

Viewing: Strictly by prior appointment through Earles on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

A holding deposit is required equivalent to 1 weeks rent.

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

