



Rivendell, Park Lane, Lapley, Stafford, ST19 9JT

**BERRIMAN**  
**EATON**

# Rivendell, Park Lane, Lapley, Stafford, ST19 9JT

A beautifully appointed family residence standing in a small and exclusive courtyard style development of just three houses in the centre of an historic and sought-after South Staffordshire village

## LOCATION

Rivendell stands in a charming position within the beautiful South Staffordshire village of Lapley which is a fine rural village within easy reach of the major commercial centres of Wolverhampton, Stafford, Birmingham and Telford. Motor communications are excellent with the A5 facilitating fast access to the motorway network via the M6 and M6 Toll Road with the M54 also being within easy reach. Local facilities are available within the nearby villages of both Brewwood and Wheaton Aston.

Lapley is an historic village which has close ecclesiastical ties harking back to the days of the second crusade with an ancient Norman church which dates from the eleventh century. The village has retained much of its character and benefits from a peaceful and tranquil atmosphere. Rivendell falls within the Lapley Conservation area which helps to preserve the beauty of the village.

## DESCRIPTION

Rivendell is a stylish, modern residence which provides well balanced living accommodation over both ground and first floors with a fine layout of living areas to the ground floor which are ideal for contemporary lifestyles.

The house benefits from well appointed kitchen and bathroom suites, oak flooring to the reception areas to the ground floor, double glazing and oil fired central heating. The house stands in a small development of just three properties which are set out in a courtyard style setting to the front and Rivendell benefits from a large and private garden to the rear.

## ACCOMMODATION

A front door opens into the HALL with oak flooring ,ceiling coving, an understairs cloaks and storage cupboard, a cloaks cupboard and a well appointed CLOAKROOM with a contemporary white suite with a vanity unit with butchers block surface, inset wash basin and WC with concealed flush, Minton style floor tiling and a side window. The LOUNGE has a light through aspect with a walk in bay window to the front and patio doors to the rear garden, oak flooring, an Inglenook style fireplace with a wood burning stove and quarry tiled hearth, coved ceiling and glazed doors to the hall. There is a SITTING ROOM with oak flooring and a window overlooking the rear garden and focal point of the ground floor is the large LIVING KITCHEN. The kitchen has a range of contemporary units with granite work surface and a large, there is an integrated fridge, a Bosch dishwasher, centre island with butchers block top and breakfast bar, a light through aspect with windows to the front and bifold doors to the side, ample space for informal dining, there is Amtico flooring throughout with underfloor heating, integrated ceiling lighting with the dining area having French doors to the side. There is a large LAUNDRY with a full range of cupboards, a split, stable style external door and an internal door to the garage.

A staircase from the hall rises to the galleried first floor landing with two windows together with a third, tall arched window to the half landing overlooking the rear garden and countryside beyond, an airing cupboard and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a window overlooking the rear garden and countryside beyond, a built in double wardrobe, coved ceiling and a well appointed EN-SUITE SHOWER ROOM with a corner shower with a waterfall head and separate hose and a vanity unit with butchers block top with inset wash basin and WC with concealed flush together with cupboards, integrated ceiling lighting, Amtico flooring, a window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a light through aspect and a bank of fitted wardrobes and BEDROOMS THREE AND FOUR are both double rooms in size with bedroom four having oak flooring. The BATHROOM has a stylish suite with a bath with mixer tap with pencil shower attachment, a separate shower with waterfall head and separate hose and a vanity unit with butchers block surface with inset wash basin, WC with concealed flush and cupboards, integrated ceiling lighting, a window and a chrome towel rail radiator.

## OUTSIDE

The property stands behind a gravelled DRIVE providing ample off street parking. There is a shaped front lawn and a DOUBLE GARAGE with two elevating doors, one of which is remote controlled, electric light and power and an internal door to the laundry.

There is a gravelled side COURTYARD which leads to the superb REAR GARDEN which is of an excellent size and which enjoys a high degree of privacy for a property of this type with a paved patio, large lawn and stocked beds and borders.

We are informed by the Vendors that mains water, electricity and drainage are connected and the central heating is oil fired. LPG oil supplies the Rangemaster cooker.

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the three of the four main providers cover the inside and all four cover the external area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**RIVENDELL**  
**PARK LANE, LAPLEY**

HOUSE: 186.6sq.m. 2011sq.ft.  
 GARAGE: 25.5sq.m. 274sq.ft.  
**TOTAL: 212.4sq.m. 2285sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

