



**Park View, Park Lane, Lapley, Stafford, ST19 9JT**







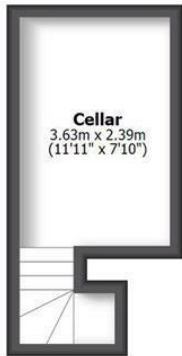


## **Park View, Park Lane, Lapley, Stafford, ST19 9JT**

A beautiful period property with a wealth of original features and beautiful gardens with a stunning summer house and a total plot size of just under a quarter of an acre in total.



**PARK VIEW**  
**PARK LANE, LAPLEY**



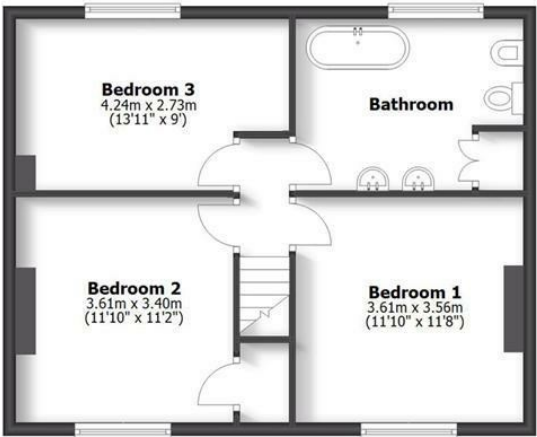
Cellar



**Garden Room**  
4.62m x 3.00m  
(15'2" x 9'10")

HOUSE:	129.1sq.m.	1390sq.ft.
GARAGE/LAUNDRY/GARDEN STORE:	38.6sq.m.	416sq.ft.
CELLAR:	10.5sq.m.	113sq.ft.
GARDEN ROOM:	13.9sq.m.	149sq.ft.
<b>TOTAL:</b>	<b>192.1sq.m.</b>	<b>2068sq.ft.</b>

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



First Floor

**Bedroom 3**  
4.24m x 2.73m  
(13'11" x 9')

**Bathroom**

**Bedroom 2**  
3.61m x 3.40m  
(11'10" x 11'2")

**Bedroom 1**  
3.61m x 3.56m  
(11'10" x 11'8")



## LOCATION

Park View 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 Brewood 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. Park View falls within the Lapley Conservation area which helps to preserve the beauty of the village.

## DESCRIPTION

Park View was completely refurbished by the current owners between 2006 – 2008 taking it back to brick. The property now provides a refurbished feel with original features throughout with the opportunity to create an annex to the ground floor using the study and shower room. There are two reception rooms overlooking the front gardens and a dining kitchen to the rear. Three double bedrooms and a bathroom to the first floor, all of which enjoy beautiful countryside views.

There is ample off street parking along with a double garage and the gardens have been beautifully planted by the current owners with the addition of a stunning summer house with a superb acoustic sound.

## ACCOMMODATION

A wooden door with cathedral arch window over opens into the PORCH with radiator, quarry tiled flooring and a wooden door opening into the HALL with quarry tiled flooring. The LOUNGE has a secondary glazed sash window to the front, a wrought iron open grate fire with tiled slips, wooden flooring and wiring for wall lights. The SITTING ROOM has secondary glazed sash windows to the front, quarry tiled flooring, a cast iron open grate fire, wiring for wall lights and a door to the DINING KITCHEN with quarry tiled flooring throughout. The kitchen has a range of cream fronted wall and base units with butchers block working surfaces with tiled splash back and under counter lighting, a sink with secondary glazed window over looking towards the garden, a wood burning Esse cooker, additional space for an electric cooker, space for an under counter fridge, ample space for dining, wiring for wall lights, a log burning stove with beam mantle over and an under stairs store. A coloured, glazed and leaded door opens into the REAR LOBBY with quarry tiled flooring, a glazed door and window to the rear garden, a door to the CELLAR and a GUEST CLOAKROOM with high flush WC, wall mounted wash basin, quarry tiled flooring and window to the rear garden. The STUDY has wooden flooring, a secondary glazed coloured and leaded window to the side, storage cupboard, a cast iron wood burning stove with wooden mantle over and a cast iron bread oven. A door opens into the SHOWER ROOM with a double shower cubicle with waterfall head and tiled surround, WC, wash basin, Victorian style radiator with towel rail attachment, window to the rear garden and quarry tiled flooring. NB the study and the shower room could form the basis for an annex with its own entrance through the rear lobby.

A staircase from the hall rises to the first floor landing. BEDROOM ONE is double in size with a cast iron open grate fire and a secondary glazed sash window to the front. BEDROOM TWO is also double in size with wooden flooring and a secondary glazed sash window to the front, access to the loft, an open grate case iron fire and a walk in wardrobe. BEDROOM THREE is also double in size with a secondary glazed window with far reaching views to the rear and wooden flooring and the BATHROOM has a roll top bath with ball and claw feet and waterfall head shower over with tiled surround, bidet, WC with high flush, twin sinks, secondary glazed window to the rear garden, built in linen cupboard, wiring for wall lights and a Victorian style radiator with towel rail attachment.

## OUTSIDE

A wrought iron gate opens into the front walled visitor entrance with a path leading through shaped lawns with

flowering borders to the front door.

To the side, wrought iron gates open onto a DRIVEWAY laid in brick setts with box hedge borders leading to the DOUBLE GARAGE with an electric elevating door, electric light and power, concrete flooring, a thermal store, an EV point which can be negotiated and a door to the LAUNDRY with a range of wall and base units with a stainless steel sink and drainer, roll top working surfaces with tiled splash back, space and plumbing for a washing machine and tumble dryer, quarry tiled flooring and windows to the side.

Wrought iron gates with a log store to the side lead to a large GARDEN that backs onto the Monkton Estate with the upper tier having paved paths leading through shaped lawns with an ornamental pond and beautiful and flowering beds and borders, a garden store with concrete floor, electric light and power, a brick sided greenhouse with front store, external lighting and cold water supply.

The SUMMER HOUSE is a superb addition to the property with an open porch with tiled floor and an arched wooden door opens into a large room with quarry tiled flooring, an open grate cast iron fire with tiled slips, two cathedral style arched windows to the side and a leaded and coloured cathedral style window to the rear, beamed ceiling, wiring for wall lights, electric light and power, TV / satellite point and alarm. This could be used for a variety of purposes to suit any buyer. There is an area of hard standing to the side of the summer house with electricity which could take a hot tub should buyers so wish.

There is a walled garden with climbing roses and a pond with beautiful flowering shrubs to the borders, an area for composting and log sheds and a gate opens into an area of wild gardens with beautiful flowering beds and borders.

There is a total plot size of approximately 0.23 acres.

We are informed by the Vendors that all mains services are connected TBC  
COUNCIL TAX BAND F – 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, Superfast and ultrafast are available  
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low risk.

Offers Around £645,000

EPC: F

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.













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**BERRIMAN EATON**