

HUNTERS®

HERE TO GET *you* THERE



Old Warwick Road

Lapworth, Solihull, B94 6LX

Guide Price £275,000



Council Tax: B



3 Kingswood Cottage Old Warwick Road

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LOCATION

Lapworth is a charming village with its railway station within just a quarter of a mile providing links to Solihull and Birmingham, Warwick, Leamington and London Marylebone. The village has a reputable primary school, Doctors surgery, Village Hall, delightful canal and countryside walks and is well known for its inns, The Boot, The Navigation and The Punchbowl.

Lapworth is surrounded by open green belt countryside yet well placed for both the M40 and M42 which lead to the Midlands motorway network, centres of commerce and culture. Warwick, well known for its historic castle and market place is within 8 miles. The neighbouring villages of Knowle and Dorridge within four/five miles provide further local amenities and Solihull Town Centre offering further and more comprehensive facilities.

DESCRIPTION

A fantastic opportunity for a holiday cottage investment, the property is immaculate and has lots of character, set in an idyllic village location.

Approached over a paved pathway.

ON THE GROUND FLOOR

Living Room (front)

15'5" x 9'8" (4.70m x 2.95m)

Front door leads directly into the front living room, having multi-fuel stove set in corner of the room, and wealth of wooden beams to walls and ceiling.

Fitted Kitchen/Dining Area (rear)

12'4" x 11'1" (3.76m x 3.38m)

Having wooden beam to ceiling, range of fitted wall and base units comprising Belfast style sink, integrated Hotpoint oven, integrated AEG electric hob with Smeg extractor above, Hotpoint fridge/freezer, Indesit dishwasher, Hotpoint washer/dryer, and door leading out to the rear garden.

ON THE FIRST FLOOR

Double Bedroom (front)

15'4" x 10'2" (4.67m x 3.10m)

Having useful cupboard off, electric wall heater and wooden beams to walls.

En Suite Shower Room (rear)

7'2" x 4'5" (2.18m x 1.35m)

Having electric wall heater, shower unit with surrounding screen, wash basin and WC set within vanity unit.

Additional Loft Storage Space

OUTSIDE

Rear Garden

Having paved terrace area and pathway leading down the garden, various shrubs and garden shed. From the gate at the end of the garden there is pedestrian access along to the driveway at the end of the houses out onto Old Warwick Road, next to Grand Union Canal.

Ample Parking

Gravelled area to the front of the property giving ample car parking for residents and visitors alike.

Tel: 01564 770707

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Warwick District Council and is Tax Band B.

SERVICES

Hunters understands from the vendor that mains drainage, electricity and water are connected to the property - no gas. However, Hunters have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in

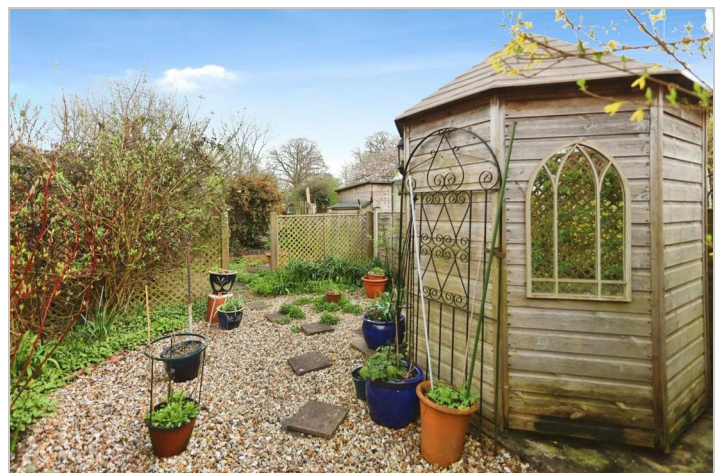
addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



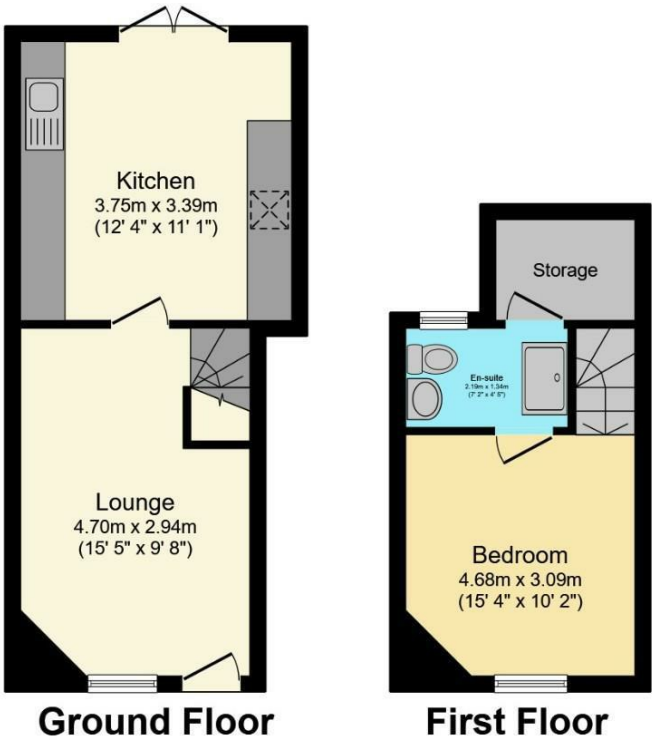
Hybrid Map



Terrain Map



Floor Plan



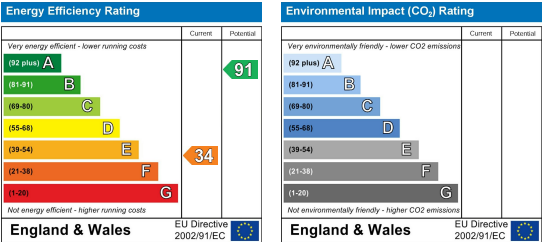
Total floor area 45.7 m² (492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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