



AYLESBURY COURT, AYLESBURY ROAD, LAPWORTH, B94 6BE
ASKING PRICE OF £725,000



»X Stunning Private Gated Development

»X Beautiful Contemporary Three Bedroom Property

»X Built To The Highest Possible Standard

»X Open Plan Kitchen/Dining & Family Room

»X Underfloor Heating To Ground Floor

»X Three Double Bedrooms

»X Two Luxury Bathrooms

»X Double Garage

»X South Westerly Facing Garden With Bespoke Garden Pod

PROPERTY OVERVIEW

Set within this select and private development built by Cameron Homes in 2019 is this stunning three bedroom property which benefits from a 2 year builder warranty and the balance of the 10 year new build guarantee. The ground floor accommodation affords underfloor heating throughout and includes a stunning open plan kitchen / dining and family room with bi-fold doors offering views and access to the private rear garden. The present owners have also installed a superb and bespoke garden pod which is included in the sale of the property. The kitchen also includes a range of high end appliances and a stunning bespoke Siematic kitchen with granite worksurface. The ground floor accommodation is completed with a living room and guest cloakroom off the entrance hallway. To the first floor are three double bedrooms and two luxury bathrooms. The master bedroom includes a large walk in dressing room with fitted wardrobes and a Porcelanosa tiled luxury ensuite. Bedroom two and three are serviced by a luxury family bathroom. Outside the property enjoys a double garage and private rear garden which affords a full width patio area, has been beautifully landscaped with lawned area and formal borders and affords a south westerly facing aspect backing onto open fields. The garden also includes a stunning bespoke Garden Pod with lighting and power which is included within the asking price. Viewing is strictly via Xact Homes on 01564 777284.

PROPERTY LOCATION

The popular village of Lapworth is regarded as an outstanding village in which to reside as it offers an unspoilt rural location yet is located only a short drive from the larger villages of Knowle and Dorridge. In addition, Solihull town centre is some five miles in distance and contains many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Lapworth village itself contains excellent local inns and shops, rail service from it's own station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Being surrounded by greenbelt countryside with many rural, canalside walks and bridle paths, Lapworth is an outstanding village for those who enjoy natural countryside. There are two National Trust properties close to Lapworth, the historic houses of Baddesley Clinton and Packwood House. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. Furthermore, the N.E.C., Birmingham Airport and Railway Station the M42 and M40 motorway links are all within very easy reach.



COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

BT - Fibre Optic

LOFT SPACE

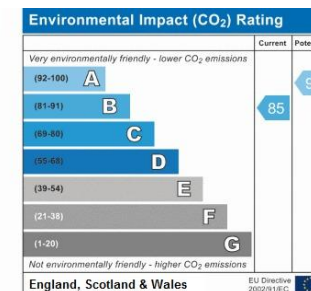
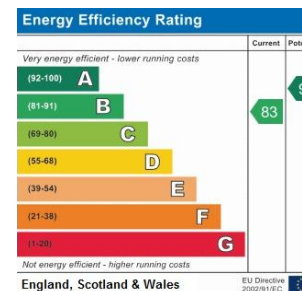
With lighting

GARDEN

South westerly facing

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, fridge, freezer, dishwasher, warming drawer, wine cooler, Quooker tap, all carpets, fitted wardrobes, Underfloor heating, garden shed, electric garage door and garden pod



HALLWAY

LIVING ROOM

16' 2" x 12' 5" (max) (4.93m x 3.80m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

21' 11" x 14' 1" (6.67m x 4.30m)

GUEST WC

FIRST FLOOR

BEDROOM ONE

13' 9" x 12' 7" (4.19m x 3.84m)

ENSUITE

7' 10" x 6' 3" (2.38m x 1.91m)

DRESSING ROOM

BEDROOM TWO

12' 10" x 10' 2" (3.92m x 3.09m)

BEDROOM THREE

9' 0" x 8' 8" (2.74m x 2.63m)

BATHROOM

9' 3" x 7' 1" (2.82m x 2.17m)

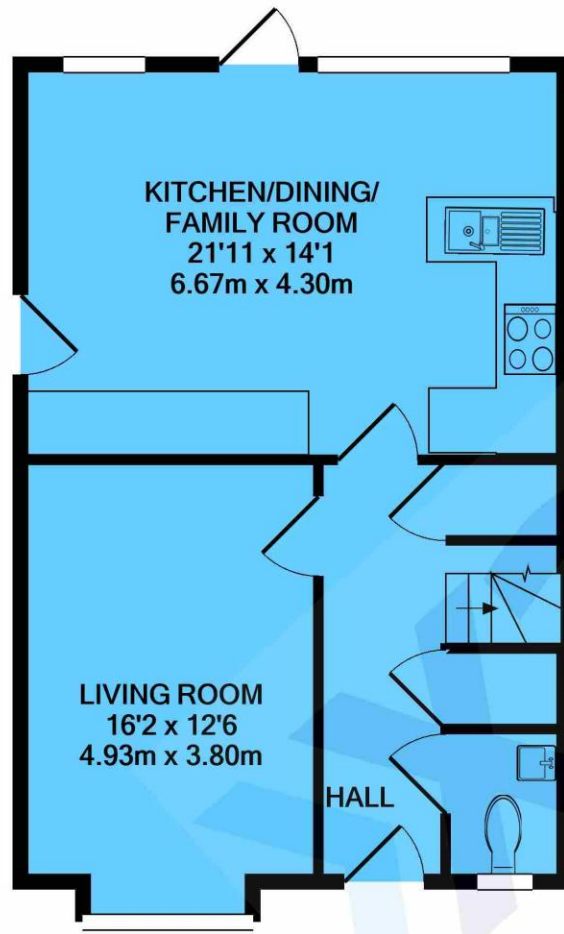
OUTSIDE THE PROPERTY

DOUBLE GARAGE

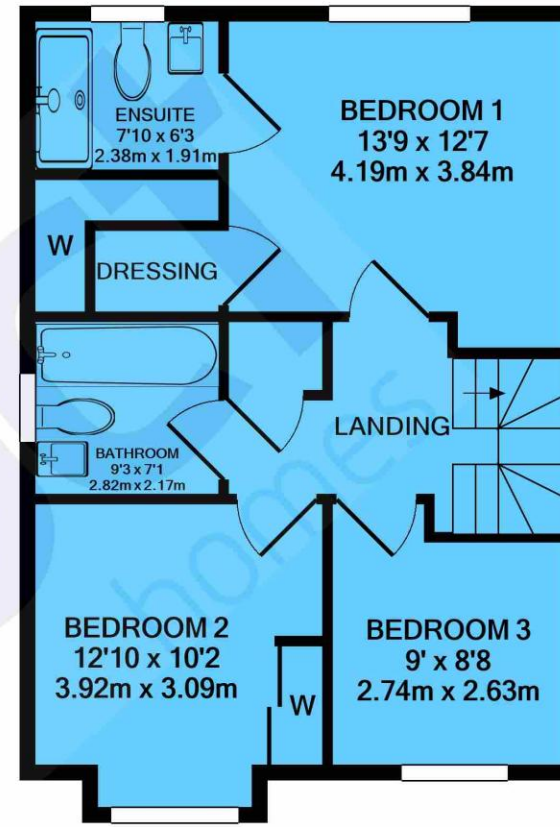
SOUTH WESTERLY FACING GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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