



St. Chads Mews Old Warwick Road, Lapworth

In Excess of £385,000

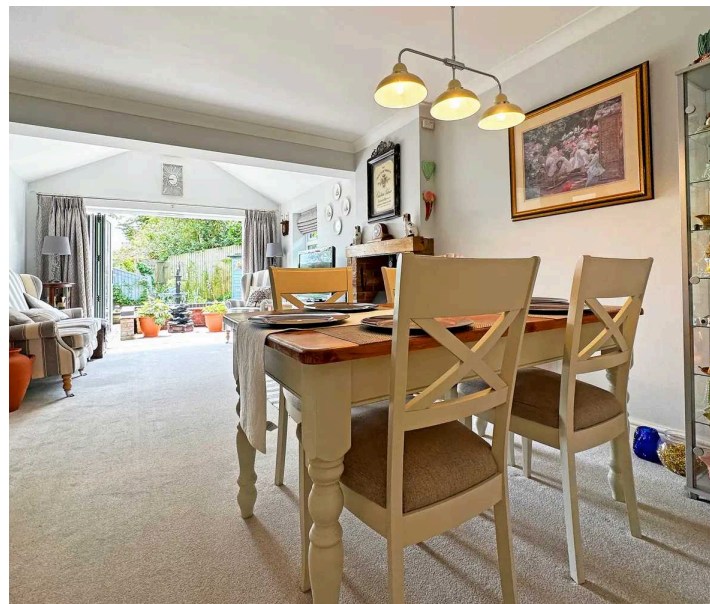
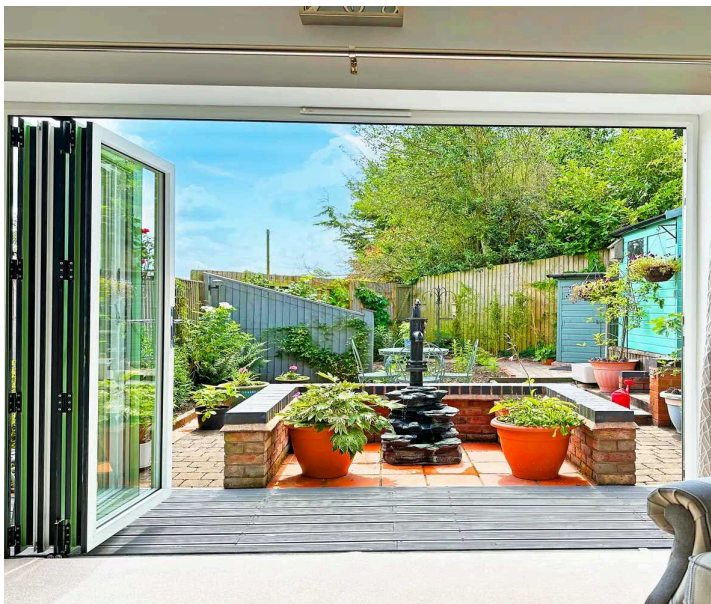




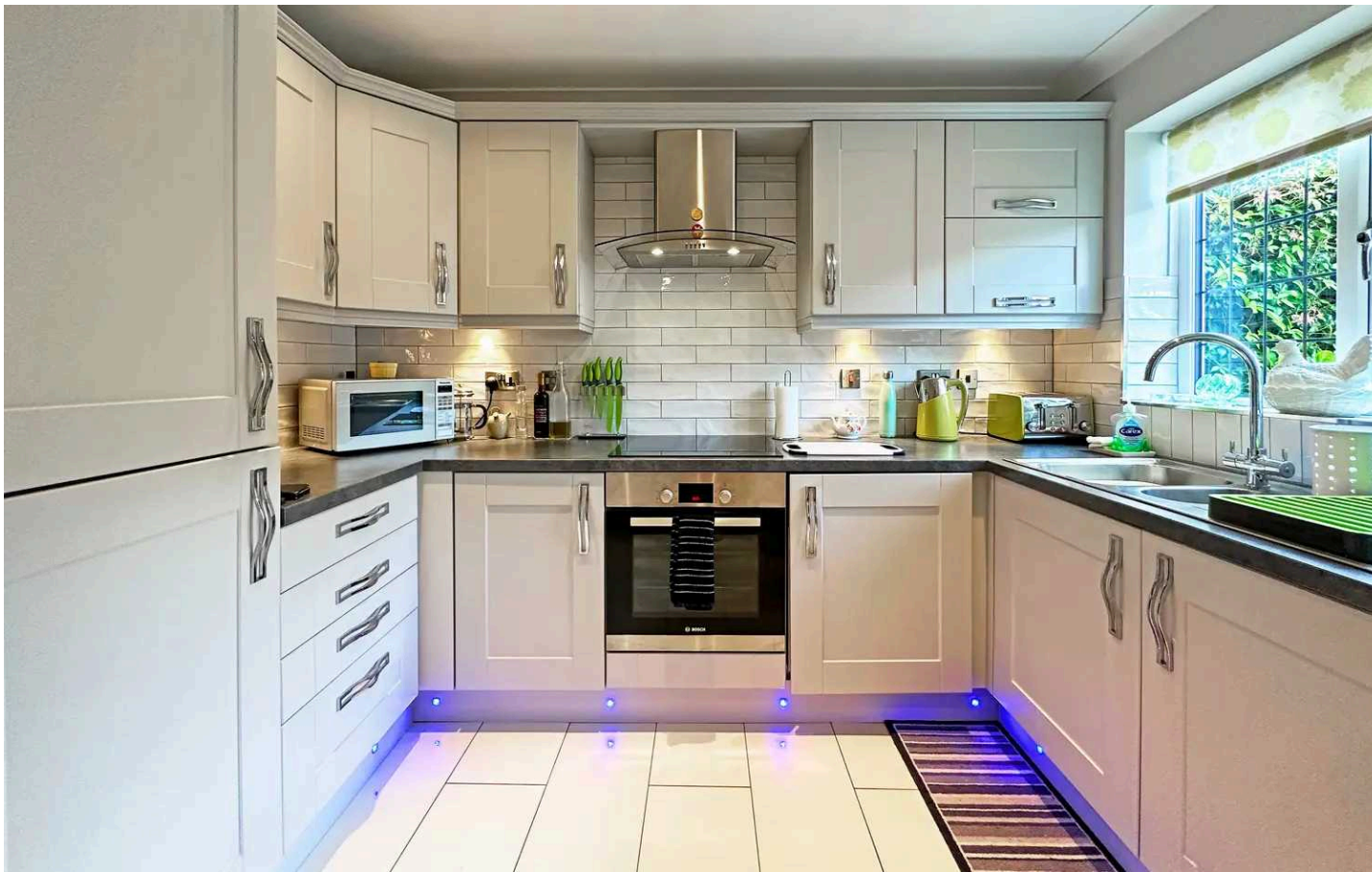


## PROPERTY OVERVIEW

Located within the heart of Lapworth village is this immaculate two bedroom property set within a popular courtyard development and benefitting from a separate garage. Having been significantly extended by the present owner, the property now benefits from a superb open plan living room / dining room to the rear with a beautiful open aspect to the rear garden. The living room also benefits from an integrated wood burner. To the front of the property is a reception hall with guest cloakroom and the hallway open into a breakfast kitchen fitted with a range of modern base, wall and drawer units. Off the living room are stairs providing access to the first floor which benefits from two beautiful bedrooms and a family bathroom. Outside the property enjoys a stunning landscaped rear garden with decked area immediately outside the sliding patio doors, water feature, block paved patio and private aspect to the rear. The garden also benefits from two useful storage sheds. To the front of the property is parking and a separate garage. To view this outstanding property which is offered to the market with the benefit of NO UPWARD CHAIN please contact 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 its 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.

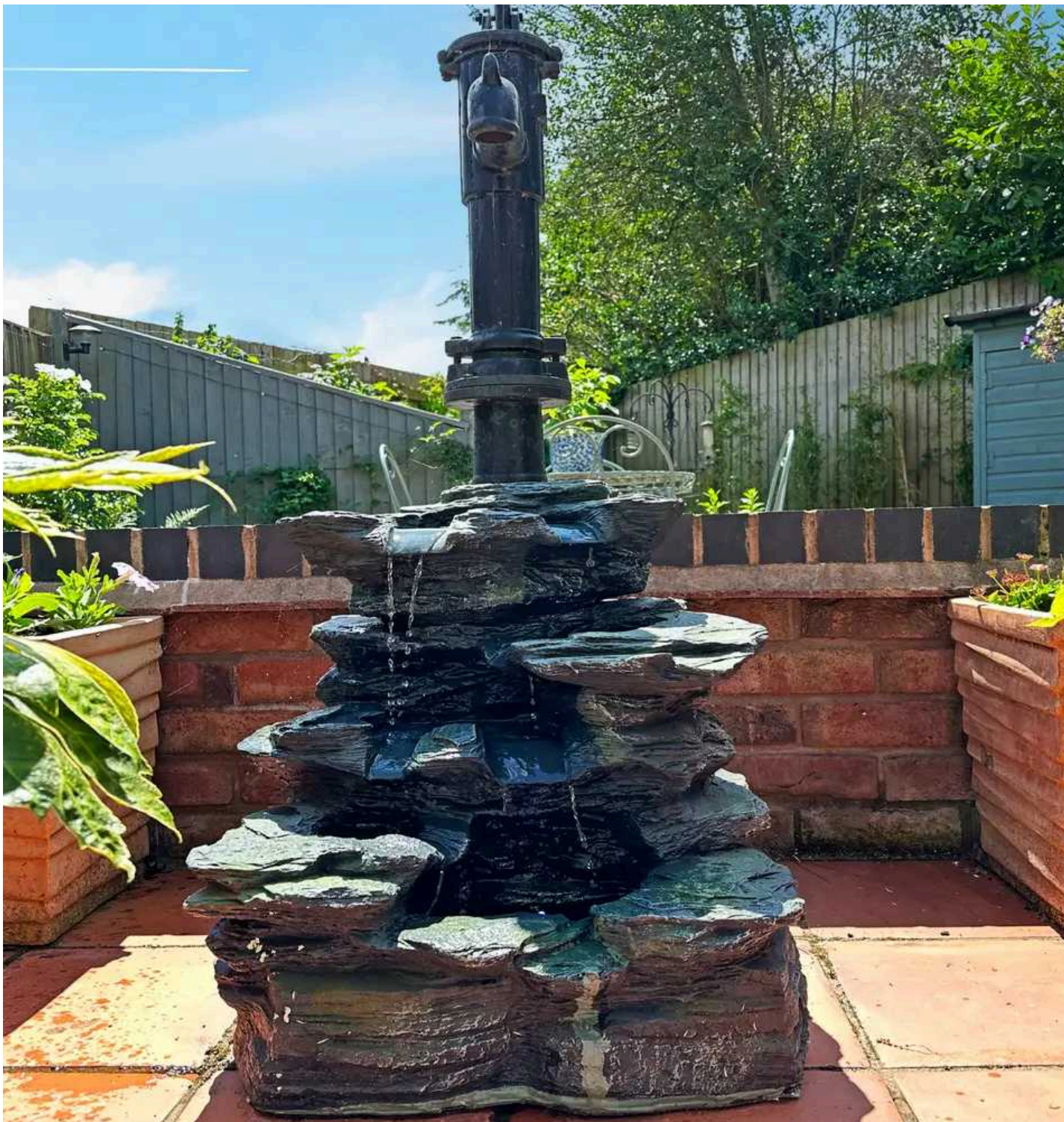
Council Tax band: D

Tenure: Freehold



- No Upward Chain
- Significantly Extended Property
- Set In Heart Of Lapworth Village
- Absolutely Immaculate Throughout
- Garage To Front With Allocated Parking
- Superb Open Plan Living / Dining With Wood Burner
- Private Aspect To Rear
- Two Bedrooms & Family Bathroom





#### **PORCH**

#### **ENCLOSED HALL**

#### **GUEST WC**

5' 2" x 2' 7" (1.58m x 0.80m)

#### **LIVING/DINING ROOM**

22' 4" x 13' 0" (6.80m x 3.95m)

#### **KITCHEN**

9' 10" x 6' 7" (3.00m x 2.00m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 0" x 10' 4" (3.95m x 3.15m)

#### **BEDROOM TWO**

12' 4" x 6' 5" (3.75m x 1.95m)

#### **BATHROOM**

6' 7" x 6' 3" (2.00m x 1.90m)

#### **REAR GARDEN**

#### **GARAGE**

#### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Bosch fridge freezer, Hotpoint washing machine, all carpets, some curtains (upstairs only), some blinds (blinds in kitchen and bathroom) all light fittings, underfloor heating in kitchen and downstairs wc and garden shed.





#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Bedroom wardrobes, bedside cabinets and chest of drawers, lounge curtains and blinds are all open to negotiation.

#### **ADDITIONAL INFORMATION**

Services: water meter, electricity, mains sewers and wood burner. Ground Rent: £50.00 pa.  
Service Charge: £344.10 pa.

#### **INFORMATION FOR POTENTIAL BUYERS**

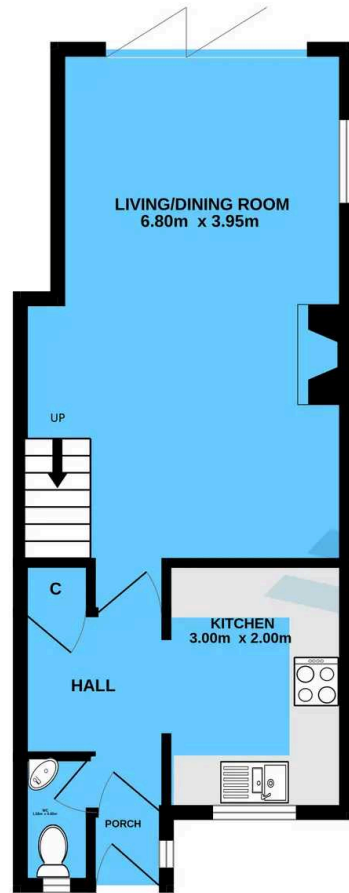
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



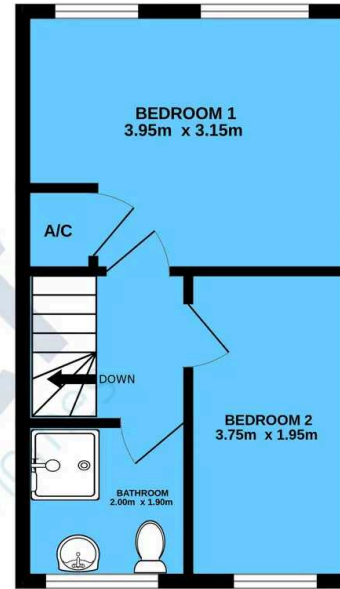




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Xact Homes**

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