



Kingswood Green, Lapworth

Guide Price £975,000





PROPERTY OVERVIEW

Introducing this exquisite four bedroom detached property situated in a private development within Lapworth. Nestled in this highly sought after village, this premium residence offers an unrivaled location being within easy walking distance of the local primary school and Lapworth Station and benefits from the balance of a 10 year new-build guarantee. This stunning property is situated on a superb plot overlooking a wildlife attenuation pool and set behind a large block paved driveway with additional parking spaces and with a detached double garage, adding to the exclusivity of this luxurious family home. The property was built to provide maximum energy efficiency and benefits from an Air Source Heat Pump supplying underfloor heating to the ground floor, Solar Panels and offers "smart home" features with remote control panel and Loxone lighting and alarm. You enter through the bright and spacious entrance hallway offering an abundance of natural light via a floor to ceiling high feature window and Karndean flooring, providing a grand welcome.





The heart of this family home is the large open plan kitchen/diner/family room, complete with a central breakfast island and a continuation of the Karndean flooring, a range integrated Siemens appliances and bi-fold doors that seamlessly open out to the rear garden.

Designed for both practicality and style, this space offers ample room for a dining table and soft furnishings. Additionally, a practical utility room provides space for white goods. The remaining ground floor accommodation is completed with a dual aspect living room with french doors to the rear patio and a further versatile reception rooms which is currently used as a home office but could easily be used as a family / play room. To the first floor you will discover four generously proportioned double bedrooms. The expansive principal bedroom spans the rear of the property and boasts a walk-in wardrobe, a luxurious ensuite, and a spacious balcony accessed via bi-fold doors with outstanding rural views to fields. The remaining bedrooms are serviced by a luxury family bathroom. Outside, the south-easterly facing rear garden is a perfect oasis and has been landscaped and maintained to the high standard. Circular lawned areas are flanked with borders and are completed with a large patio seating area creating an ideal space for outdoor dining and entertainment. To the side of the property is a further large patio area ideal for a storage shed. This most stunning property offers a truly exceptional living experience and viewing is highly recommended to full appreciate the location and superb specification of this family home.





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: G

Tenure: Freehold

- Four Bedroom Detached Property
- Set In A Private Development
- Benefit Of A 10 Year New-Build Guarantee
- Open Plan Kitchen / Diner / Family Room
- Dual Aspect Living Room
- Principal Bedroom With Ensuite & Walk-In Wardrobe
- South Easterly Facing Rear Garden
- Detached Double Garage
- Walking Distance To Lapworth Station

**ENTRANCE HALLWAY**

12' 1" x 18' 11" (3.69m x 5.77m)

LIVING ROOM

17' 9" x 12' 5" (5.41m x 3.79m)

STUDY

10' 8" x 8' 0" (3.25m x 2.45m)

WC

3' 6" x 8' 0" (1.06m x 2.44m)

KITCHEN/DINING/FAMILY ROOM

21' 2" x 20' 3" (6.45m x 6.16m)

UTILITY

6' 1" x 6' 7" (1.86m x 2.01m)

FIRST FLOOR**PRINCIPAL BEDROOM**

20' 4" x 12' 8" (6.20m x 3.87m)

WALK IN WARDROBE

6' 8" x 5' 9" (2.03m x 1.74m)

ENSUITE

9' 6" x 4' 6" (2.89m x 1.38m)

BEDROOM TWO

11' 6" x 9' 11" (3.50m x 3.01m)

BEDROOM THREE

12' 7" x 9' 3" (3.84m x 2.81m)

BEDROOM FOUR

12' 7" x 8' 2" (3.84m x 2.50m)

BATHROOM

9' 7" x 7' 1" (2.93m x 2.16m)



OUTSIDE THE PROPERTY

GARAGE

SOUTH EAST FACING GARDEN

TOTAL SQUARE FOOTAGE

188.2 sq. m (2026 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, washing machine, all carpets, solar panels, underfloor heating (air source) and electric garage door.

FURTHER ITEMS INCLUDED IN THE SALE

Blinds, curtains and lights all negotiable.

ADDITIONAL INFORMATION

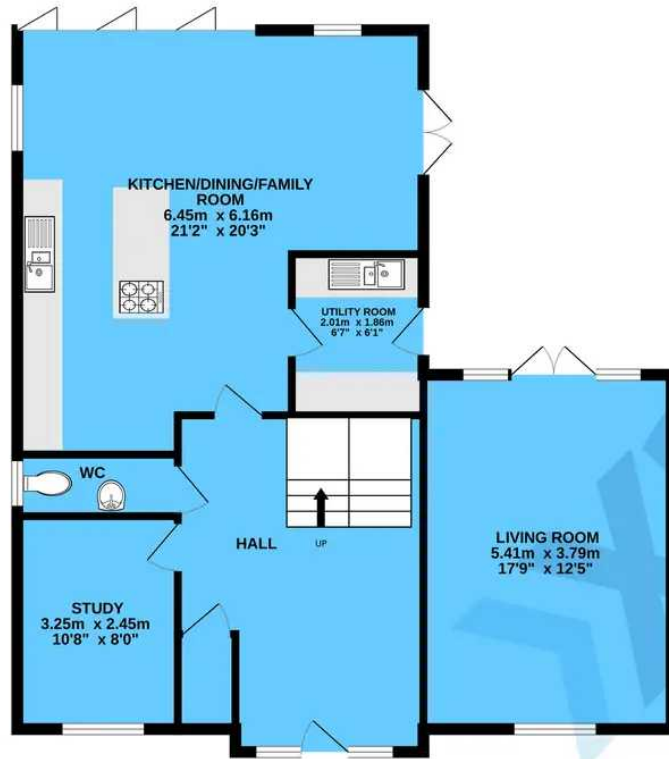
Services: water meter, electricity and mains sewers.
Broadband: BT Fibre-Optic. Loft Space: part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

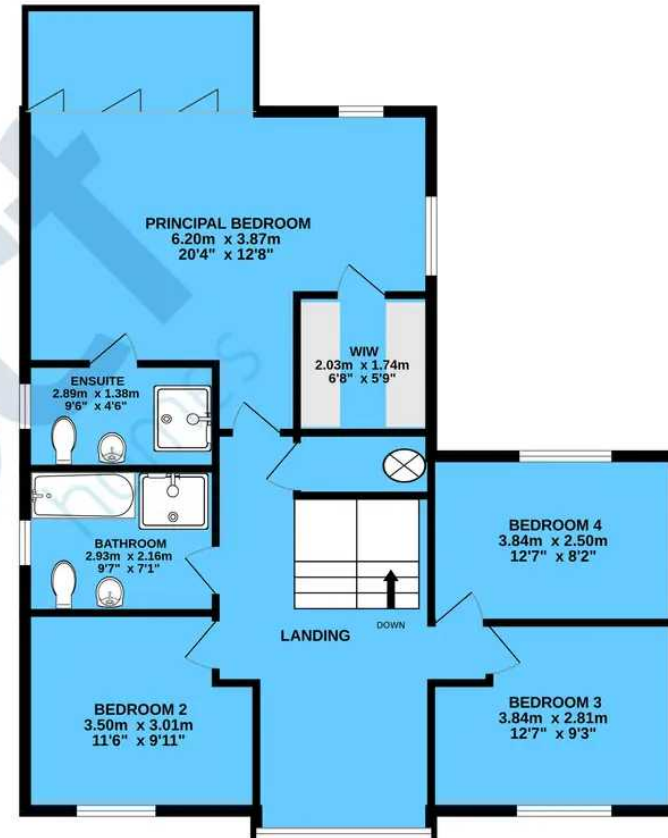
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
98.4 sq.m. (1059 sq.ft.) approx.



1ST FLOOR
89.8 sq.m. (967 sq.ft.) approx.



TOTAL FLOOR AREA : 188.2 sq.m. (2026 sq.ft.) approx.

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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