



Old Warwick Road, Lapworth

Offers In Excess Of £215,000





PROPERTY OVERVIEW

Upon entering the property, residents are greeted by a good size hallway with ample storage which leads to the first floor. The first floor is comprised of a well-appointed kitchen, boasting contemporary fixtures and ample storage space. The kitchen seamlessly transitions into the open plan main living area. The property encompasses two bedrooms, one good size double and one single bedroom. Both Bedrooms are serviced by a large bathroom which is modern and benefits from a separate bath and walk in shower. A newly landscaped garden provides a serene space for al fresco dining or quiet contemplation. This outdoor haven offers an extension of the living space and is ideal for hosting gatherings with family and friends. Convenience is another hallmark of this property, as it is situated within walking distance to Lapworth Station, providing easy access to transport links for commuting or leisure travel. Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this maisonette presents an ideal prospect. Its versatile layout, modern appointments, and strategic location cater to a wide range of preferences and aspirations.



In summary, this 2-bedroom maisonette encapsulates the essence of contemporary living in Lapworth Village. With its stylish interiors, convenient location, and potential for personalisation, this property represents a rare find that is sure to captivate discerning buyers seeking a harmonious blend of comfort and practicality.

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. 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.

Tenure: Leasehold





- Two Bedroom First Floor Maisonette
- In The Heart Of Lapworth Village
- Modern Bathroom & Kitchen
- Newly Landscaped Garden
- Walking Distance To Lapworth Station
- Ideal For First Time Buyers Or Investors

HALLWAY

12' 2" x 6' 2" (3.71m x 1.88m)

FIRST FLOOR

LANDING

5' 8" x 3' 10" (1.73m x 1.17m)

LIVING/DINING & KITCHEN

21' 8" x 12' 6" (6.60m x 3.81m)

BEDROOM ONE

11' 6" x 9' 3" (3.51m x 2.82m)

BEDROOM TWO

9' 3" x 5' 9" (2.82m x 1.75m)

BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m)

TOTAL SQUARE FOOTAGE

53.1 sq.m (572 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, dishwasher, all carpets, curtains and blinds and garden shed.

ADDITIONAL INFORMATION

Services - mains electricity and sewers.

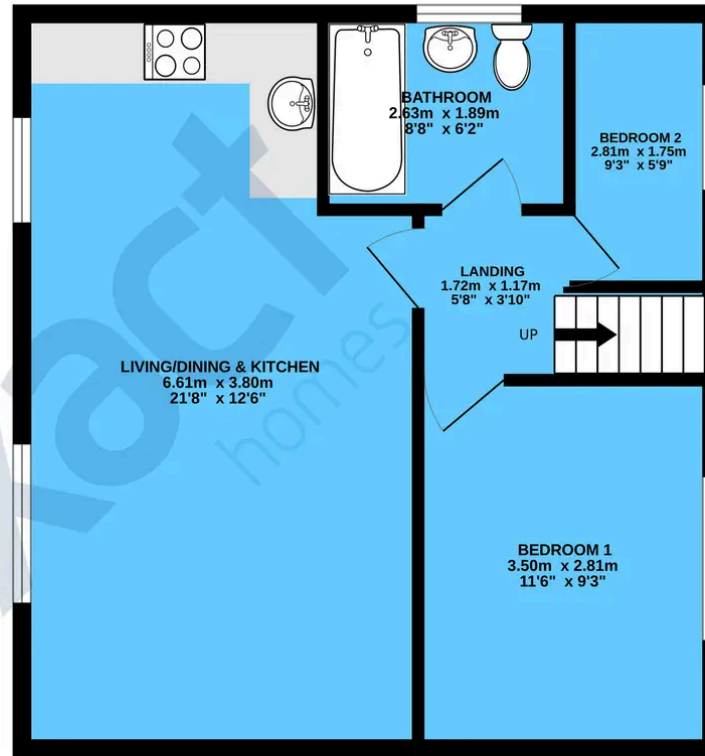
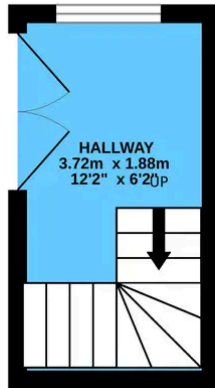
Broadband - EE. Service charge - Nil. Ground rent - £200 pa.

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.

ENTRANCE/HALLWAY

FIRST FLOOR



TOTAL FLOOR AREA : 53.1 sq.m. (572 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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