



Brome Hall Lane, Lapworth

Guide Price £500,000





PROPERTY OVERVIEW

Located in the picturesque village of Lapworth, this three bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home and with the benefit of NO UPWARD CHAIN.

Boasting three spacious double bedrooms, this property offers ample space for comfortable family living, as well as the flexibility to tailor the layout to suit individual preferences.

Downstairs the property is comprised of an hallway with ample storage which leads to a good size dining room with views of the garden and a large dual aspect lounge leading to the kitchen with side access.

Ascending the stairs to the first floor, the property boasts three spacious double bedrooms, this property offers ample space for comfortable family living, as well as the flexibility to tailor the layout to suit individual preferences. All bedrooms are serviced by a walk in shower room and a separate W/C.

Externally, this property boasts a very large garden, offering the potential for outdoor enjoyment and a myriad of landscaping possibilities.

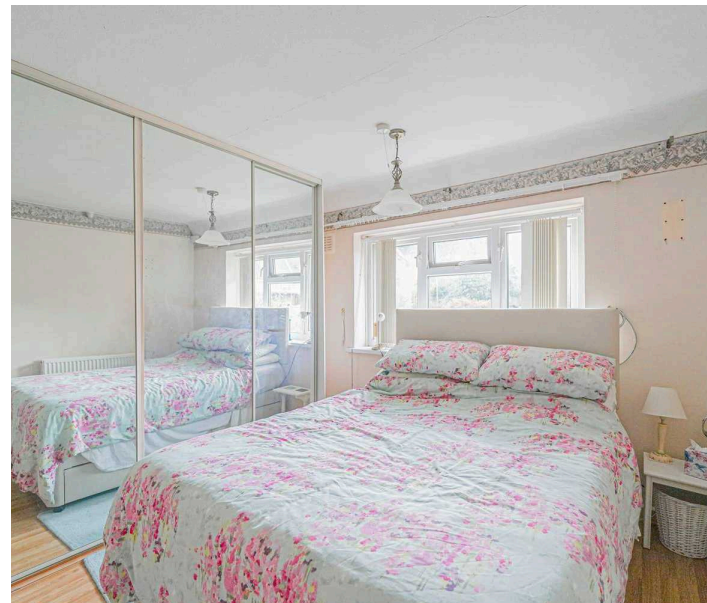




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The proximity to Lapworth Village allows for convenient access to local amenities enhancing the overall appeal of this property.

In summary, this three-bedroom semi-detached house in Lapworth presents an excellent opportunity for those seeking a property with great potential and the chance to create a bespoke living environment. With its desirable location, spacious bedrooms, and expansive garden, this residence offers the canvas for a truly exceptional home. Embrace the prospect of turning this dwelling into a stylish sanctuary that reflects your unique lifestyle and taste.



- Three Bedroom House
- Located In The Village Of Lapworth
- Great Potential
- In Need Of Modernisation
- Three Double Bedrooms
- Very Large Garden
- Walking Distance To Lapworth Village

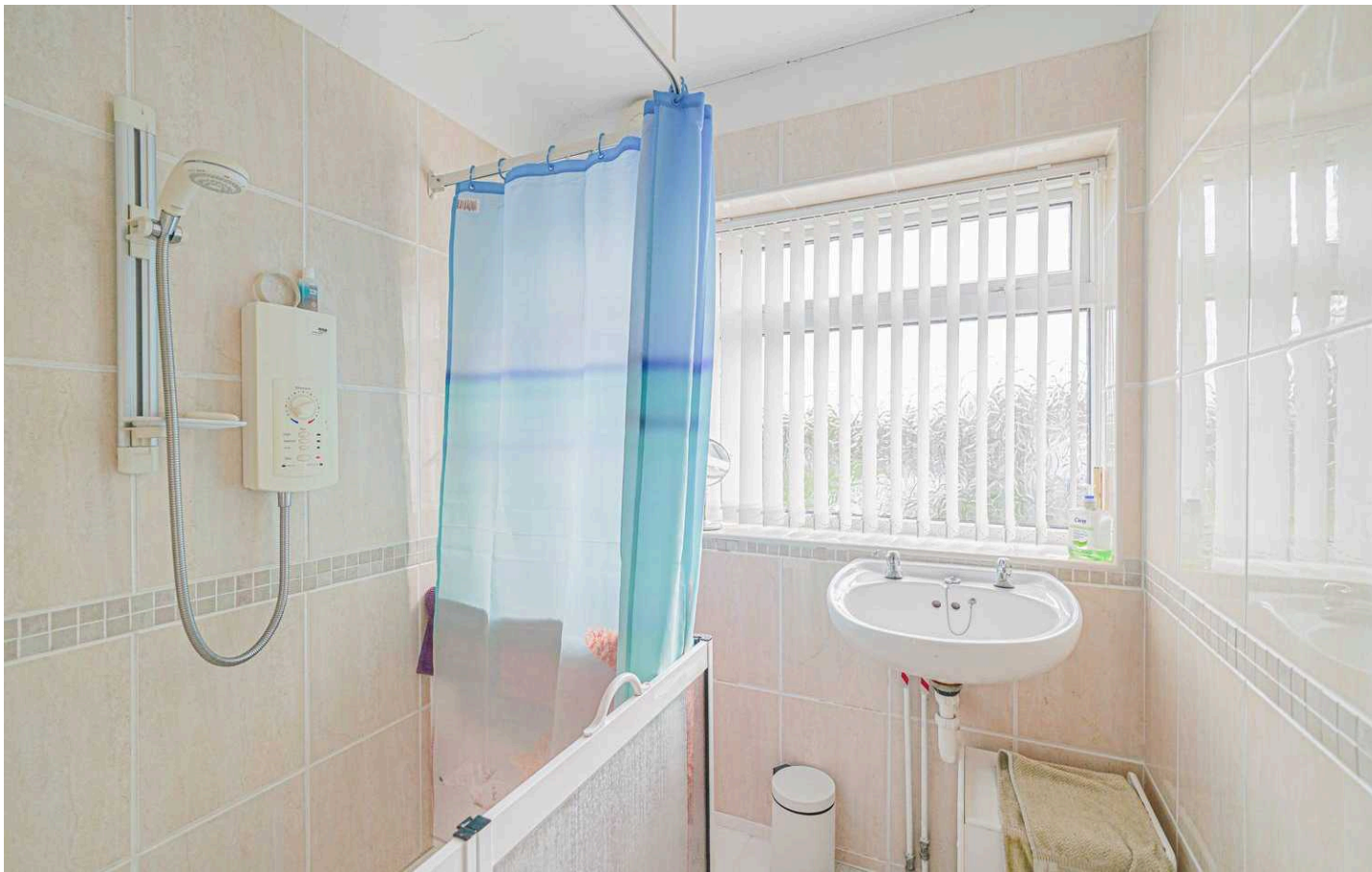


PROPERTY LOCATION

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 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: C

Tenure: Freehold



HALLWAY

LOUNGE

17' 7" x 8' 11" (5.37m x 2.73m)

DINING ROOM

10' 10" x 10' 7" (3.31m x 3.23m)

KITCHEN

17' 7" x 6' 4" (5.35m x 1.94m)

FIRST FLOOR

BEDROOM ONE

14' 7" x 11' 0" (4.45m x 3.35m)

BEDROOM TWO

11' 0" x 10' 6" (3.36m x 3.21m)

BEDROOM THREE

11' 0" x 7' 1" (3.36m x 2.16m)

SHOWER ROOM

7' 7" x 5' 7" (2.31m x 1.71m)

WC

5' 2" x 2' 7" (1.57m x 0.78m)

TOTAL SQUARE FOOTAGE

Total floor area: 93 sq.m. = 1001 sq.ft. approx.





OUTSIDE THE PROPERTY

LARGE GARDEN

ITEMS INCLUDED IN THE SALE

Oven, fridge and tumble dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in bed one.

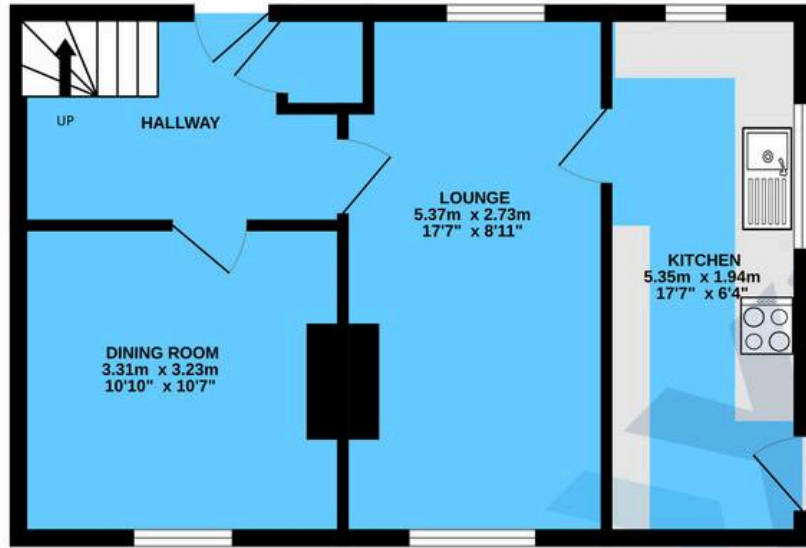
ADDITIONAL INFORMATION

Services - Oil central heating, mains electricity and water on a meter. Broadband - Sky.

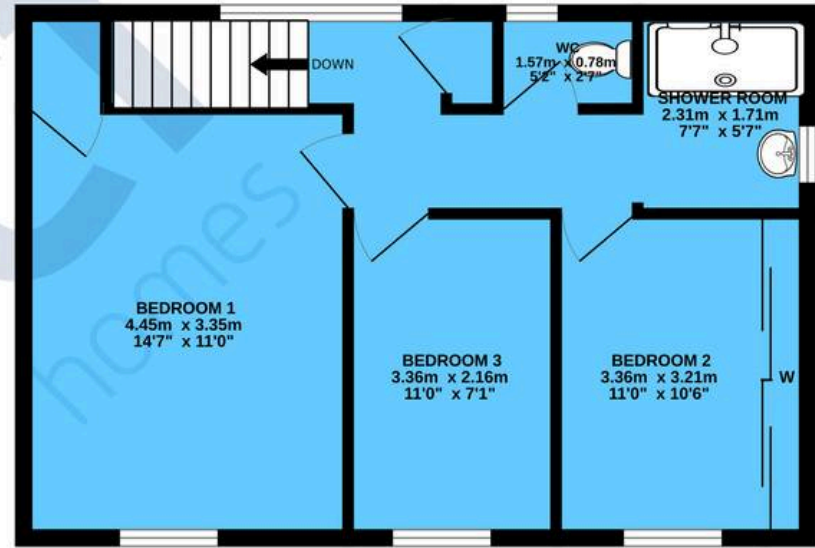
INFORMATION FOR POTENTIAL BUYERS

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



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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