



Station Lane, Lapworth

Offers Over **£475,000**





PROPERTY OVERVIEW

We are delighted to present this charming three-bedroom semi-detached house located in the heart of Lapworth Village.

Set behind a well-established front garden, this property exudes kerb appeal. Upon entering, you are greeted by a spacious lounge featuring a delightful bay window, a modern breakfast kitchen, and a sunroom with doors leading out to the garden.

The first floor boasts three well-proportioned bedrooms, two of which are double bedrooms, all serviced by a well-appointed family bathroom.

To the rear of the property lies a large south-westerly facing garden, providing the perfect setting for outdoor relaxation, entertaining, and gardening enthusiasts alike. Completing this wonderful home is a single garage for convenient parking.



The property is ideally located for local schools, and is also situated within walking distance to Lapworth Station and all the amenities Lapworth has to offer.



The outside space of this property is a standout feature, showcasing the beauty of nature and offering an attractive retreat within a bustling village setting. Step outside into the large south-westerly facing garden, where you can bask in the sun, host al fresco gatherings, or simply unwind in your private outdoor sanctuary. The garden provides ample space for recreation, gardening projects, or simply enjoying the fresh air. With on-street parking available to the front of the property and a single garage also included, parking is a breeze.

Lapworth Village's picturesque surroundings and convenient location make this property a true gem for those seeking a well-rounded lifestyle. Don't miss the opportunity to make this lovely house your home and enjoy all that Lapworth has to offer right at your doorstep.

- Three Bedroom Semi Detached House Located In The Heart Of Lapworth Village
- Set Behind A Well Established Front Garden
- Downstairs, The Property Is Comprised Of A Lounge With Feature Bay Window, Modern Breakfast Kitchen & Sunroom With Doors Into The Garden
- To The First Floor Are Three Well Proportioned Bedrooms, Two Of Which Are Double Bedrooms, And All Of Which Are Served By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Large, Mature South Westerly Facing Garden With A Single Garage
- Ideally Located For Local Schools
- Set Within Walking Distance To Lapworth Station & All Of The Amenities Lapworth Has To Offer





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: D

Tenure: Freehold



ENTRANCE HALLWAY

BREAKFAST KITCHEN

15' 1" x 8' 8" (4.60m x 2.65m)

LOUNGE

20' 0" x 11' 0" (6.10m x 3.35m)

SUNROOM

11' 0" x 5' 9" (3.35m x 1.75m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM TWO

11' 0" x 8' 10" (3.35m x 2.70m)

BEDROOM THREE

9' 0" x 7' 9" (2.75m x 2.35m)

BATHROOM

8' 8" x 5' 11" (2.65m x 1.80m)

TOTAL SQUARE FOOTAGE

80.9 sq.m (871 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

OFF STREET PARKING

SOUTH-WESTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, dishwasher, washer/dryer, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers, electricity and oil fired heating. Broadband – FTTP (fibre to the premises).

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.

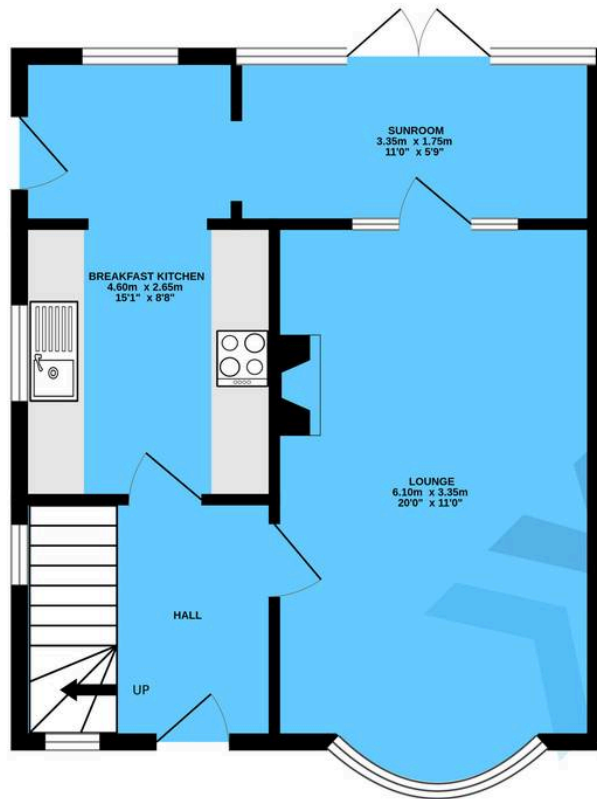
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

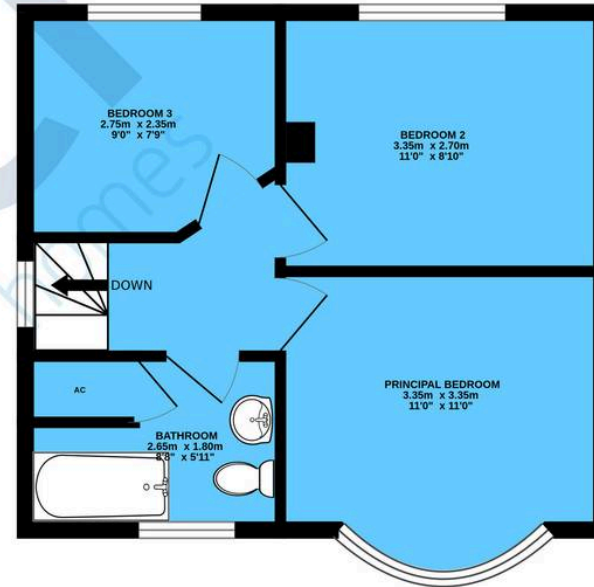
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 80.9 sq.m. (871 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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