DM&Co.
SALES & LETTINGS

1 Lapworth Oaks
Lapworth B94 6LE

Stunning Four Bedroom Detached Home, Offered Unfurnished And Available Now, In The Heart Of Sought After Lapworth!

DETAILS

This stunning four bedroom detached family home offers generous and versatile accommodation, combining characterful features with excellent living space and a particularly attractive rear garden. Available unfurnished & available now, the property also benefits from driveway parking, EV charger and a garage.

The ground floor provides an impressive amount of living space, beginning with a spacious main reception room featuring attractive wood-effect flooring, decorative coving and a feature fireplace. A separate dining room offers further flexibility and enjoys French doors opening directly onto the rear garden.

At the heart of the home is the open-plan kitchen and dining area, fitted with a range of traditional-style units, generous worktop space and a striking range
cooker. The kitchen opens into a bright conservatory, creating a lovely additional space for dining or relaxing while overlooking the garden. A separate utility room provides excellent additional storage and laundry space.

Upstairs, there are four bedrooms, including a particularly generous principal bedroom with extensive fitted wardrobes and its own contemporary en-suite shower room. The remaining bedrooms provide excellent flexibility for family living, guest accommodation or home working, while a modern family bathroom completes the first-floor accommodation.

Outside, the property enjoys a private and established rear garden, with a generous paved patio providing an ideal space for outdoor dining and entertaining. Beyond is a lawn surrounded by mature trees, shrubs, together with a garden shed. To the front, there is a lawned garden, driveway parking and access to the garage.

A spacious and characterful family home offering excellent accommodation both inside and out, ideally suited to those looking for a substantial four-bedroom property.

Warwick Council - Tax Band F

LOCATION

Ideally positioned in the heart of the sought-after village of Lapworth, the property offers an excellent balance of village living and convenient transport connections. Lapworth railway station is approximately 0.3 miles away, making the location particularly appealing to commuters, while everyday amenities including The Village Shop, Lapworth Surgery and Lapworth C of E Primary School are also close at hand. The surrounding area provides easy access to Knowle, Dorridge and Solihull for a wider choice of shopping, dining and leisure facilities, making this a highly convenient setting for professional couples and families alike.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -
EE - 80%
Vodafone - 84%
3 - 74%
O2 - 82%

Broadband Availability -
Openreach
Broadband Type
Standard 18 Mbps (Highest available download speed)
1 Mbps (Highest available upload speed)
Superfast 80 Mbps (Highest available download speed)
20 Mbps Good (Highest available upload speed)
Ultrafast 1800 Mbps (Highest available download speed)
220 Mbps Good (Highest available upload speed)

Low Flood Risk

FEATURES

- Four Bedroom Detached Family Home
- Two Reception Rooms
- Open-Plan Kitchen & Dining Area
- Separate Utility Room
- Principal Bedroom with En-Suite Shower Room
- Private & Established Rear Garden
- Driveway Parking & Garage
- Holding Deposit - Ł519.00
- Security Deposit - Ł2596.15
- Offered Unfurnished & Available Now

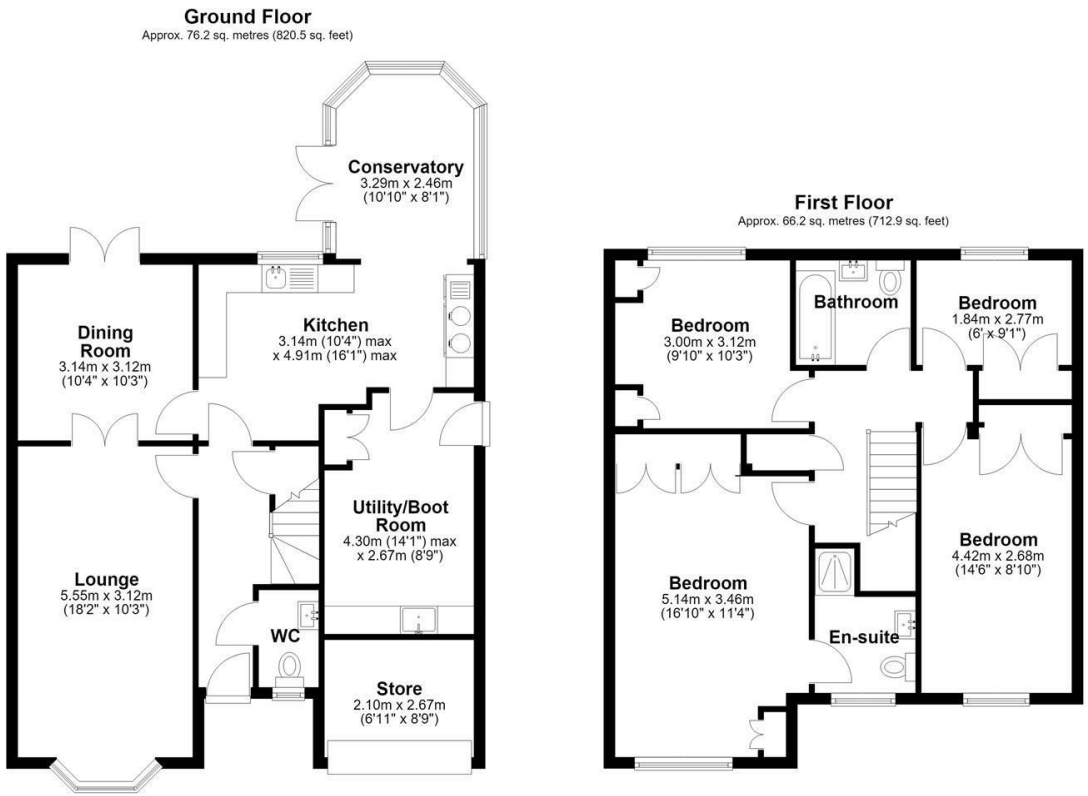
VIEWING

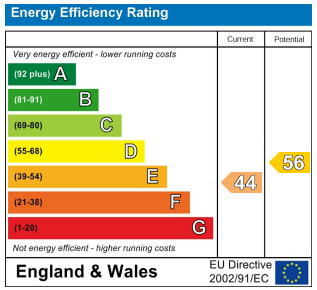
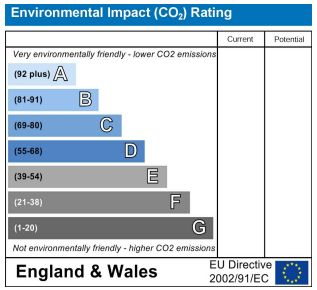
Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements



Total area: approx. 142.5 sq. metres (1533.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.