

EARLES
TRUSTED SINCE 1935

26 Kingswood Close,
Lapworth, Solihull, B94 6JQ

Offers In The Region Of £600,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated at the end of a quiet cul-de-sac and adjoining open fields at the side and rear, this extended semi-detached property offers excellent scope for any new owner to put their own "stamp" on. There is also potential for a self-contained annexe, with its own private entrance, ideal for multi-generational living or guest accommodation. In brief, the accommodation comprises; three double bedrooms, three bathrooms (plus separate wash room), three good-sized reception rooms, large dining kitchen, and utility area. Externally, there is a driveway to the front and a private garden at the rear, complete with a convenient home office.

Lapworth is a highly sought-after village, prized for its rural charm and excellent connectivity, ideally positioned between Warwick and Solihull. Surrounded by picturesque countryside and an extensive canal network, the area offers superb walking and cycling routes. The village benefits from a well-regarded primary school, local shop and traditional country pubs, including the renowned The Boot Inn. Lapworth railway station provides regular services to Warwick, Leamington Spa, Solihull, and Birmingham (Moor Street), while the nearby M40 (J16) offers convenient access to the wider motorway network. Further amenities, shopping and recreational facilities, and a wide choice of state, independent and grammar schools can be found in nearby Warwick and Solihull.







The property is set back from the road behind a tarmacadam driveway and lawned foregarden with mature shrubs and trees. The UPVC front door opens into:

Reception Hall
17'9" x 6'0" (5.43m x 1.84m)
With staircase rising to the first floor, radiator, and wooden flooring. Door into:

Front Reception Room
14'6" (into bay window) x 10'7" (4.42m (into bay window) x 3.25m)
With UPVC double glazed bay window (with built-in storage) to the front, log burning stove with tiled hearth, fitted shelving to either side of the chimney breast, and radiator.

Rear Reception Room
14'4" x 10'7" (max) (4.39m x 3.25m (max))
With UPVC double glazed sliding patio door (with matching window to the side) leading to the rear garden, fireplace with timber surround, inset electric fire and tiled hearth, radiator, and wooden flooring.

Dining Kitchen
26'8" (max) x 9'7" (8.14m (max) x 2.94m)

- Kitchen Area
With UPVC double glazed window to the rear, a range of wall, drawer and base units with roll top work surface over, inset 1.5 bowl sink with mixer tap over, built-in "Bosch" oven, and inset 4-ring "Bosch" electric hob with chrome chimney-style extractor hood over, and breakfast bar with space for two bar stools. Opening into:

- Dining/Family Area
With feature vaulted ceiling, exposed timbers, UPVC double glazed windows to the side and rear, UPVC double glazed sliding patio door leading to the rear garden, and radiator. Door into:

Ground Floor Bathroom
9'0" x 6'3" (2.75m x 1.91m)
With 3-piece suite comprising; panelled bath with glazed concertina screen, "Mira Sport" electric shower and mixer tap over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, built-in storage cupboards, radiator, and tiled flooring. Door into:

Family Room/Potential Annexe
15'10" x 12'10" (4.84m x 3.92m)
Formerly the garage; with UPVC double glazed window to front, door giving access to the driveway, and floor mounted oil-fired boiler. Step down into:

Utility Area
6'5" x 6'3" (1.97m x 1.91m)
Could be a kitchen (if used as an annexe); with UPVC double glazed window to the front, a range of wall and base units with roll top work surface over, inset single bowl/single drainer stainless steel sink with mixer tap over, space and plumbing for a washing machine, and space for a tumble dryer.

First Floor Landing
19'3" x 6'0" (max) (5.88m x 1.83m (max))
With hatch giving access to the loft space, UPVC double glazed window to the front, and two radiators. Door into:

Bedroom One
19'9" x 14'0" (6.03m x 4.28m)
With UPVC double glazed window to the front, a pair of UPVC double glazed French doors with wrought iron Juliet balcony, and radiator. Opening into:

En-Suite Shower Room
With hatch giving access to the further loft space, 3-piece suite comprising; quadrant shower cubicle with glazed sliding doors and "Mira Sport" electric shower over, low level WC, corner wash hand basin, extractor fan, tiling to splashback areas, and vinyl flooring. A pair of doors into:

Storage Void
14'1" x 4'6" (4.30m x 1.39m)
With hanging rails.

Bedroom Two
15'1" x 11'1" (max) (4.62m x 3.38m (max))
With UPVC double glazed bay window to the rear and radiator. Door into:

En-Suite Shower Room
8'3" x 4'7" (2.53m x 1.40m)
With obscure UPVC double glazed window to the rear, 3-piece suite comprising; shower cubicle with mains fed shower over, low level WC, wash hand basin, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and vinyl flooring. Door into:

Airing Cupboard
Housing the factory insulated hot water cylinder.

Bedroom Three
15'0" (into bay window) x 10'7" (4.58m (into bay window) x 3.25m)
With UPVC double glazed bay window to the front and radiator.

Separate Wash Room
With low level WC, pedestal wash hand basin, and tiling to splashback areas.

Rear Garden
From the reception room, there is a concrete patio and from the dining/family room, there is a timber decked area that extends around the side of the property. The rest of the garden is laid to lawn and bound on all sides with timber fencing. There is space for a garden shed. A timber gate gives pedestrian access to the front of the property.

Home Office
17'10" x 14'4" (5.44m x 4.39m)
Of timber construction and fully plastered; with UPVC double glazed window to side, 3-panel aluminium bi-fold doors to the front, UPVC double glazed French doors to the side, electric heating, and a number of electricity points.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor and in-home
O2 - Variable outdoor
Three - Good outdoor
Vodafone - Variable outdoor

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Warwick District Council - Band D

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the family room/potential annexe.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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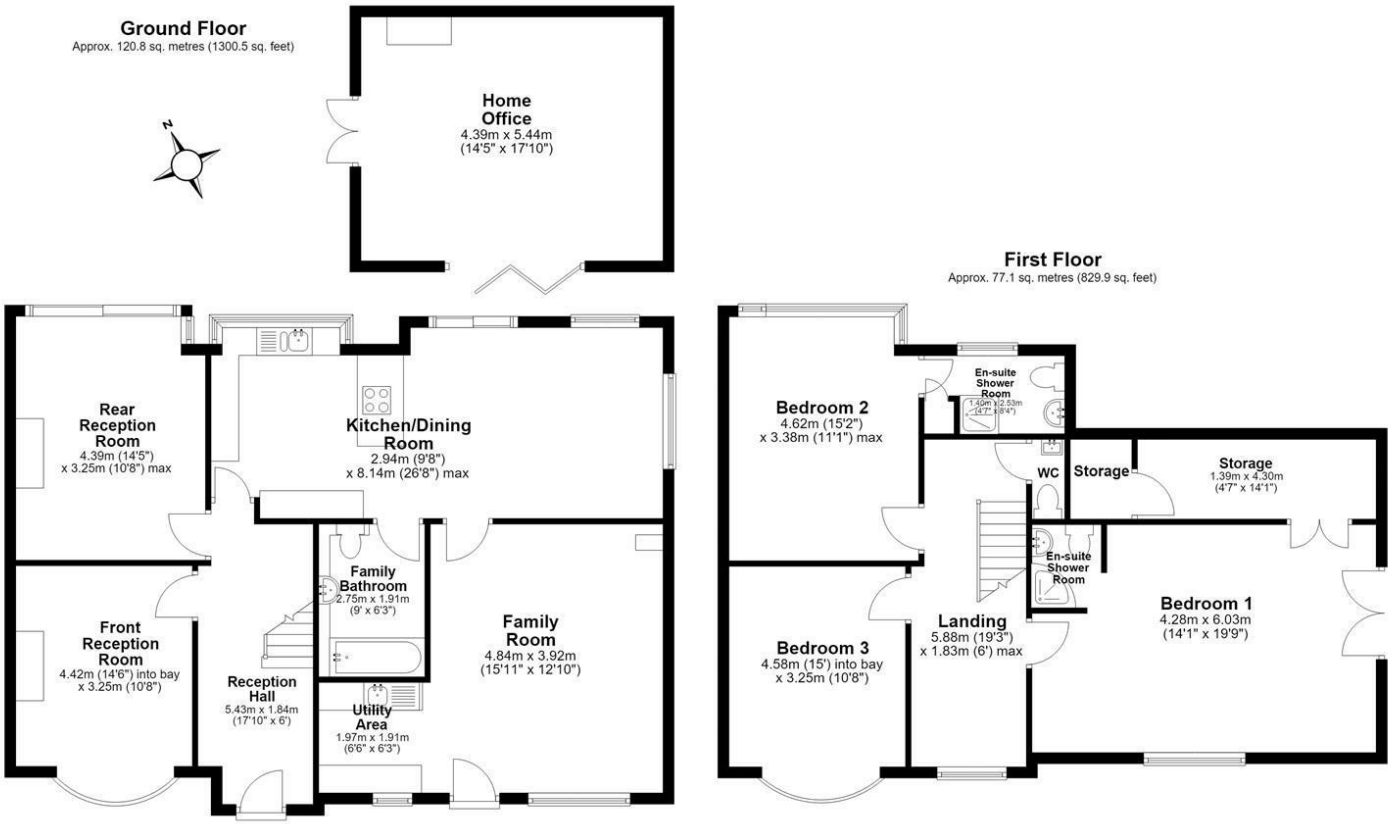




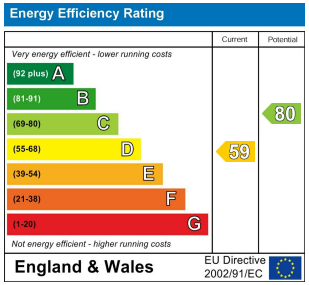


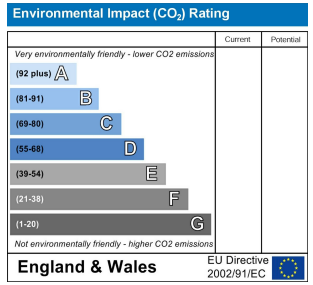

ASTON VILLA





Total area: approx. 197.9 sq. metres (2130.4 sq. feet)







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