



# Kingswood Close, Lapworth

Guide Price £650,000





## PROPERTY OVERVIEW

This significantly extended four bedroom, two bathroom semi-detached house is ideally positioned in the heart of Lapworth, offering spacious and versatile accommodation for modern family living.

Upon entering the property, you are welcomed by a generous entrance hallway that leads into a large lounge / diner and sun room, providing a bright and inviting space for both relaxation and entertaining.

The separate dining room offers flexibility for formal occasions or family meals, while the fully fitted kitchen, complemented by a substantial utility room, ensures practicality and ample storage. There is also a guest WC located on this level, adding convenience to the ground floor layout.



Upstairs, the property boasts four well-proportioned bedrooms, two of which benefit from fitted wardrobes for convenient storage solutions. The bedrooms are serviced by two bathrooms, including a contemporary en-suite to the principal bedroom, creating a comfortable and private retreat.

To the rear of the property, you will find a beautifully maintained south facing garden that provides a tranquil outdoor sanctuary. The garden is well proportioned, offering plenty of space for children to play or for alfresco dining on the large patio area.



A greenhouse is included for those who enjoy gardening and growing their own produce, while a dedicated office provides the ideal solution for home working or a quiet place for study.

The outdoor space is designed for both relaxation and productivity, making it suitable for a range of lifestyles. Mature planting and secure boundaries offer privacy, and the orientation ensures the garden is bathed in sunlight throughout the day.

This home is ideally located within walking distance of Lapworth Station and the village's excellent amenities, and is perfectly placed for access to highly regarded local schools.

This property's excellent outdoor facilities, combined with its convenient location and spacious interior, make it an outstanding choice for families seeking a balance of comfort, practicality and access to local amenities.

Council Tax band: E

Tenure: Freehold





## 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.

- Significantly Extended Four Bedroom, Two Bathroom Semi-Detached House Located In Lapworth
- The Property Is Accessed Via The Entrance Hallway & Comprises A Large Lounge / Diner, Sun Room, Separate Dining Room, Fully Fitted Kitchen, Large Utility Room & Guest WC
- Upstairs, The Property Boasts Four Bedrooms, Two Of Which Afford Fitted Wardrobes & All Of Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Well-Proportioned South Facing Garden With A Large Patio, Greenhouse & Office
- Situated Within Walking Distance To Lapworth Station & All Of The Amenities Lapworth Has To Offer
- Ideally Located For Local Schools



#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINER**

28' 0" x 9' 3" (8.54m x 2.83m)

#### **KITCHEN**

14' 2" x 8' 8" (4.31m x 2.65m)

#### **DINING ROOM**

11' 11" x 10' 5" (3.64m x 3.18m)

#### **SUN ROOM**

9' 11" x 9' 5" (3.01m x 2.88m)

#### **UTILITY ROOM**

10' 5" x 9' 11" (3.17m x 3.01m)

#### **WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 0" x 11' 9" (3.97m x 3.58m)

#### **ENSUITE**

6' 7" x 5' 3" (2.00m x 1.60m)

#### **BEDROOM TWO**

15' 9" x 10' 4" (4.80m x 3.16m)

#### **BEDROOM THREE**

14' 8" x 10' 8" (4.47m x 3.25m)

#### **BEDROOM FOUR**

8' 2" x 5' 7" (2.48m x 1.69m)

#### **BATHROOM**

12' 2" x 4' 8" (3.70m x 1.41m)

#### **TOTAL SQUARE FOOTAGE**

158.0 sq.m (1701 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **SOUTH FACING GARDEN**

### **LARGE PATIO AREA**

### **GREENHOUSE**

### **OFFICE**

11' 5" x 11' 3" (3.49m x 3.42m)

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, some curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

### **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.



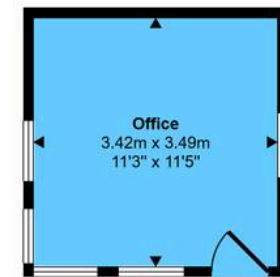
Approx Gross Internal Area  
158 sq m / 1701 sq ft



Ground Floor  
Approx 82 sq m / 884 sq ft



First Floor  
Approx 64 sq m / 688 sq ft



Outbuilding  
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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