







Station Lane, Solihull

Tenure: Freehold

- Three-bedroom semi-detached property
- Spacious living room
- Rear conservatory
- Family bathroom
- Popular village location of Lapworth, Solihull
- Private drive
- Fitted kitchen
- Three first-floor bedrooms
- Close to Lapworth railway station
- Ideal for first-time buyers, couples and families

£475,000

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DESCRIPTION

Three-Bedroom Semi-Detached Property in Lapworth, Solihull

Situated in the highly desirable village of Lapworth, this three-bedroom semi-detached home offers spacious accommodation, a beautifully landscaped rear garden and an attractive semi-rural setting. Ideally suited to families, couples and commuters, the property combines peaceful village living with convenient access to local amenities and transport links.

The ground floor comprises a welcoming entrance hall, a spacious living room and a fitted kitchen featuring a range of wall and base units with ample worktop space. To the rear, a conservatory provides additional reception space with pleasant views overlooking the garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

A particular highlight of this property is the beautifully landscaped rear garden, thoughtfully designed and planted to create a high degree of privacy. The garden features three distinct patio areas, providing excellent spaces for outdoor dining, entertaining and relaxation. One of the larger patios can comfortably accommodate a 12ft swimming pool, demonstrating the generous proportions and versatility of this impressive outdoor space.

Lapworth is a picturesque and sought-after Warwickshire village, offering a wonderful balance of countryside living and everyday convenience. The nearby villages of Knowle and Dorridge provide an excellent selection of independent shops, cafés, restaurants, traditional pubs and supermarkets, whilst Solihull town centre offers further shopping, dining and leisure facilities.

Families benefit from access to a selection of well-regarded schools, including Lapworth Church of England Primary School, with secondary education options including Arden Academy in Knowle, subject to individual catchment areas and admissions criteria.

Lapworth railway station provides convenient connections towards Birmingham and Stratford-upon-Avon, whilst the nearby M40 and M42 motorway networks off











Total floor area 84.2 sq.m. (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

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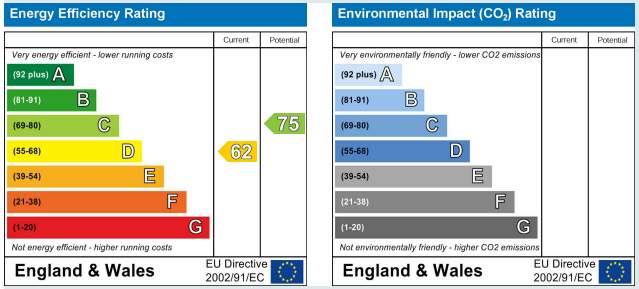
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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