

Horton & Storey



Station Lane, Lapworth,

Offers Over **£440,000**

Property Features

- No Chain
- Refurbished
- Walking Distance To Train Station
- Three Large Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Refitted Bathroom
- Must View!
- Close To Schools

Full Description

A refurbished family home situated on the popular Station Lane in Lapworth. The property has been completely renovated to a high standard and boasts a fantastic open plan kitchen/diner/lounge area, utility room, guest wc, garage, three large bedrooms and a family bathroom. The property is walking distance to excellent schools and Lapworth Station.

APPROACH

Via a driveway with parking for several cars leading to the front door

GROUND FLOOR

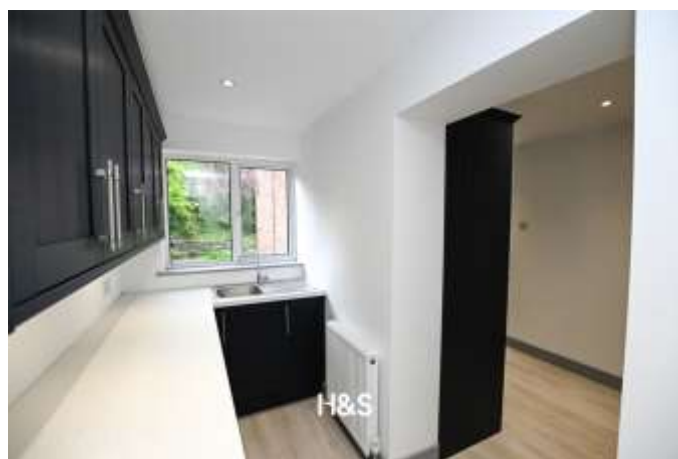
ENTRANCE HALL A welcoming entrance hall, having stairs leading to the first floor landing, a central heating radiator, doors to the wc and lounge.

WC

There is low level flush wc, sink with vanity unit under, an obscure double glazed window to the front elevation and a central heating radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER 20' 11" x 18' 0" (6.4m x 5.5m)

This is a stunning area and a must for any modern home, the lounge area is spacious and bright with a set of patio doors to the rear elevation leading to the rear garden, two central heating radiators and an opening to the kitchen area. The bespoke newly fitted kitchen comprises of a range of navy wall and floor base units, with quartz worksurfaces over that incorporates an inset stainless steel sink with mixer tap and an induction hob. There is integrated appliances such as a dishwasher, oven, microwave and a fridge freezer. Quartz splashbacks, central heating radiator and the rear elevation there is a double glazed window.



UTILITY ROOM 5' 2" x 11' 5" (1.6m x 3.5m) A useful room with a range of wall and floor base units with worktop over having an inset stainless steel sink with mixer tap and drainer. There is space for a washing machine and tumble dryer with a double glazed window to the rear elevation, central heating radiator and a double glazed door to the front elevation which gives access to the front of the property.



FIRST FLOOR

LANDING A double glazed window to the side elevation, access to loft via hatch and doors to first floor rooms

BEDROOM ONE 11' 9" x 15' 8" (3.6m x 4.8m)

A large double bedroom with a double glazed window to the rear elevation, central heating radiator and ample space for fitted wardrobes

BEDROOM TWO 11' 9" x 12' 1" (3.6m x 3.7m)

A double bedroom, with a double glaze window to the front elevation and a central heating radiator.



BEDROOM THREE 8' 2" x 10' 9" (2.5m x 3.3m) One of the many selling points to this property is the larger than average third bedroom, having a double glazed window to the rear elevation and a central heating radiator.

BATHROOM

A newly installed bathroom suite comprising of a panelled bath with shower over, a low level flush wc, and a sink with vanity unit under. There is an obscure double glazed window to the front elevation, heated towel rail and a central heating radiator.



OUTSIDE

REAR GARDEN

There is plenty of potential to put your own stamp on this garden, which has a slabbed patio area leading to a lawn that has borders to this sides. There is a further rear slabbed patio area and a green house to the rear.

GARAGE 7' 10" x 16' 2" (2.4m x 4.94m)

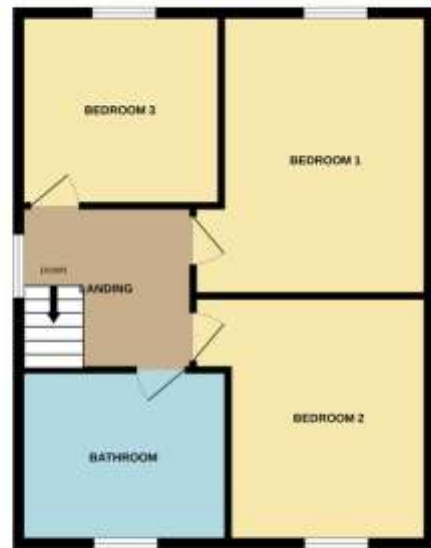




GROUND FLOOR:



1ST FLOOR:



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.
Made with Hoxby's eFloor.

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

179 Stratford Road, Shirley, Solihull, West Midlands, B90
3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099