



Kingswood Green, Lapworth, Solihull B94 6LY

£449,950

**Hawkins & Patterson**  
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# Kingswood Green, Lapworth, Solihull B94 6LY

## PROPERTY LOCATION

The very 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 and Waitrose. 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.

This beautifully presented semi-detached property was built in 2020 by AC Lloyd, and retains the balance of the NHBC guarantee. The property was built to provide maximum energy efficiency and benefits from an Air Source Heat Pump supplying underfloor heating to the ground floor and offers "smart home" features with remote control panel and Samsung tablet along with Loxone lighting.

The property stands back from the cul-de-sac behind a double width drive with two parking spaces, paved paths and access is gained via a composite entrance door with frosted window panels leading to;

## ENTRANCE HALL

Fitted door mat and Amtico style flooring, trip switch consumer unit and doors to:

## GUEST WC

White suite, WC, Amtico style flooring, extractor and downlights.





## GENEROUS LIVING ROOM

Amtico style flooring, double glazed window to front, Tv & satellite points, stairs to first floor, storage cupboard housing the Loxone system.

## LUXURY KITCHEN/ DINING ROOM

An extensive range of modern, base, wall and drawer units with gloss fronts, wood style worktops, built in Zanussi appliances including fridge, freezer, microwave, oven, combi oven/ microwave, hob and extractor over. Sink drainer unit, ceiling downlights and under wall unit lights, Amtico style flooring, double glazed window and French doors to the rear garden. (There is current planning permission to build a conservatory to the rear of the Kitchen/ Diner).

## FIRST FLOOR LANDING

Loft hatch to boarded loft space, smoke alarm and door to;

## BEDROOM ONE

Double glazed windows to rear, radiator, fitted wardrobes with mirror fronted doors.

## BEDROOM TWO

Double glazed window to front, fitted wardrobes, radiator and airing cupboard.





## JACK & JILL BATHROOM

Modern white suite, chromed heated towel rail, panelled bath, WC, wall mounted wash basin with storage beneath, feature tiling, frosted double glazed window to side, separate shower cubicle with thermostatic shower.

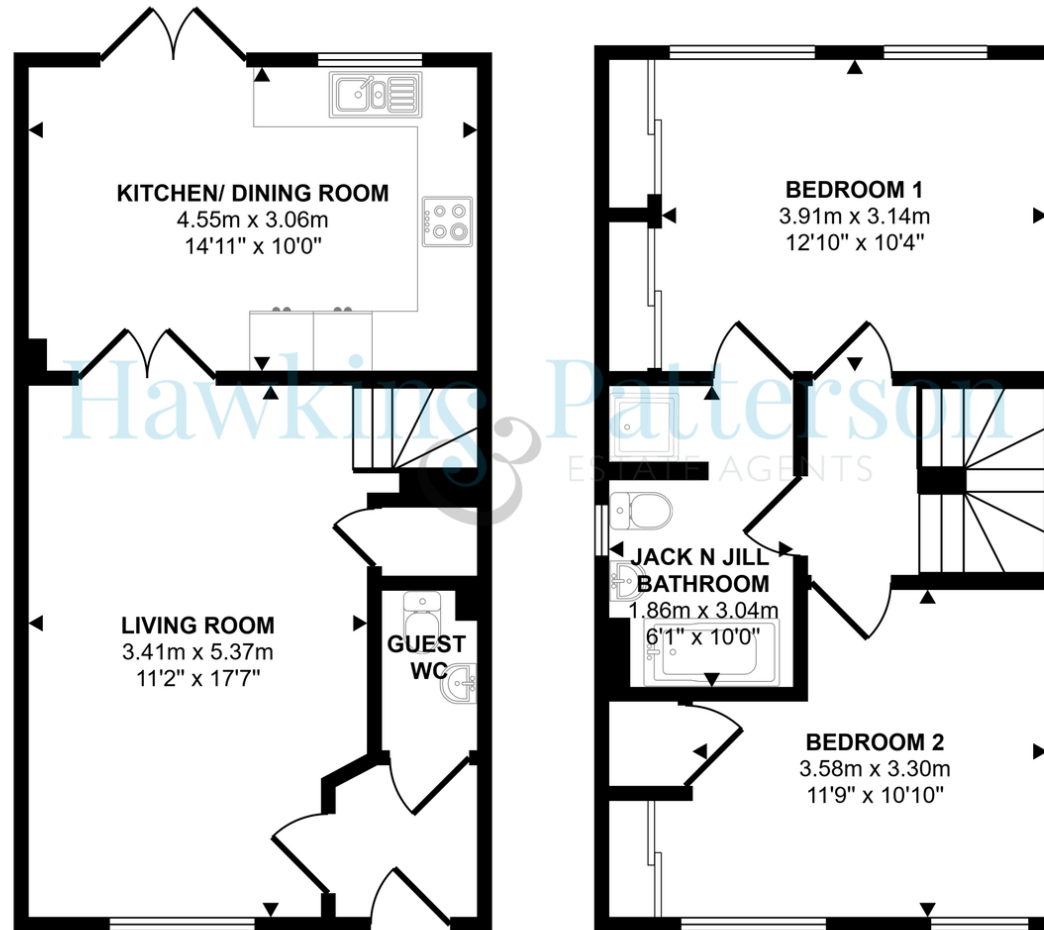
## REAR GARDEN

Paved patio, laid lawn, fencing to the boundary, external light, gated side passage and gate.

EPC Band B. Council Tax Band D Warwick District Council.



Approx Gross Internal Area  
77 sq m / 833 sq ft



Ground Floor  
Approx 39 sq m / 419 sq ft

First Floor  
Approx 38 sq m / 413 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.