



Brome Hall Lane, Lapworth, Solihull, B94 5QZ

Guide Price £475,000

Hawkins & Patterson
ESTATE AGENTS



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Brome Hall Lane, Lapworth, Solihull, B94 5QZ

Situated in the heart Lapworth village, a three bedroom semi detached home requiring full modernisation to appreciate its full potential.

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.

The property is set back from the road behind a hedged frontage and lawned foregarden with flower borders, path leading the the front door and side passage. Access is gained via a Part glazed door leading to;

ENTRANCE HALL

Stairs to first floor, cupboard and doors to;;

DINING ROOM/ SNUG

Open fireplace, double glazed window to rear.

LIVING ROOM

Laminate flooring , stone fireplace with open fire, radiator, double glazed window to front and patio doors to the garden.





KITCHEN

Double glazed window to side, electric cooker point, fitted base, wall and drawer units. Sink drainer and door to side entry.

FIRST FLOOR LANDING

Double glazed window to front, airing cupboard with hot water tank and doors to:

BEDROOM ONE

Double glazed window to rear, original fireplace.

BEDROOM TWO

Double glazed window to rear, radiator and wardrobes.

BEDROOM THREE

Double glazed window to rear.

SEPARATE WC

Double glazed window and WC.

SHOWER ROOM

Fully tiled walls, white wash basin open shower with electric Mira shower, radiator and frosted double glazed window to side.





OUTSIDE

WC

High flush WC

BOILER ROOM/ WORKSHOP

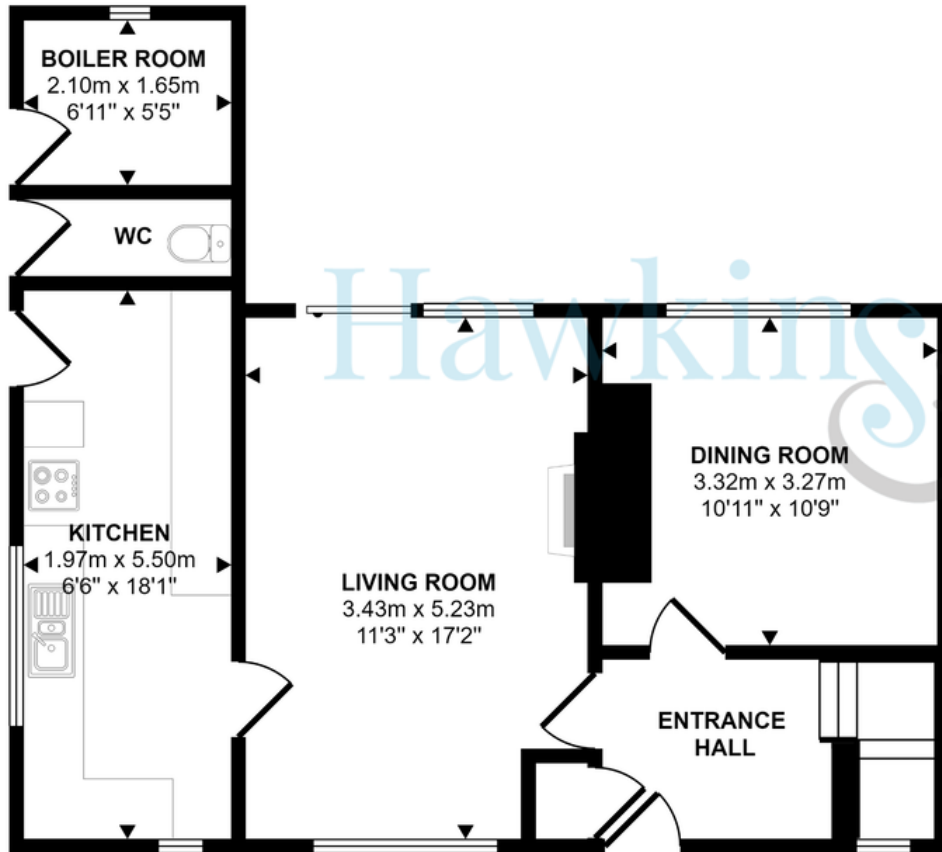
Central heating boiler, plumbing for washing machine and window to rear.

REAR GARDEN

Enjoying a private westerly aspect to rear, paved patio, lawn, flower beds, garden shed, fenced boundaries.

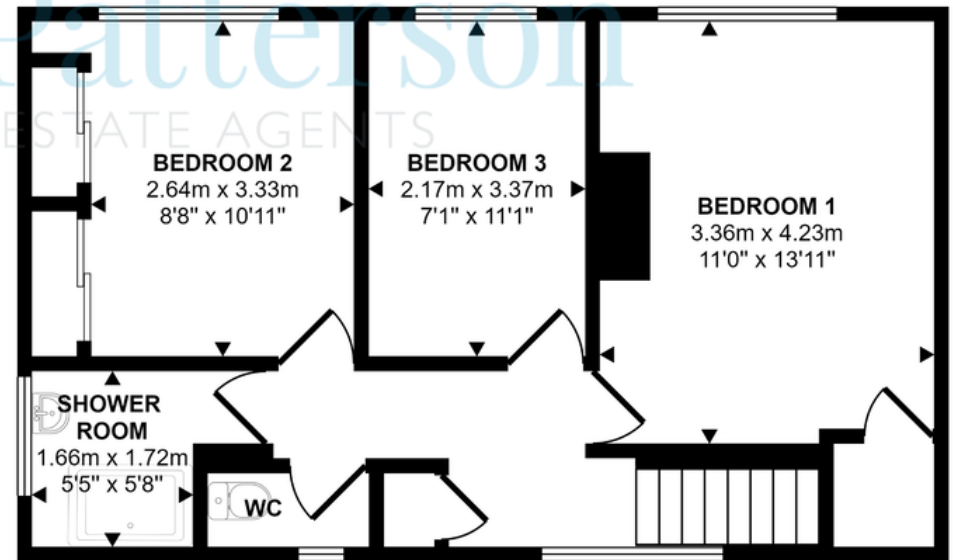


Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor

Approx 54 sq m / 579 sq ft



First Floor

Approx 48 sq m / 512 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.