



Old Warwick Road, Lapworth, Solihull, B94 6AP

£785,000

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
[www.hawkinspatterson.com](http://www.hawkinspatterson.com)



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS



## Old Warwick Road, Lapworth, Solihull, B94 6AP

Introducing a charming detached cottage in the picturesque location of Lapworth. This delightful property boasts three bedrooms, a south-facing balcony overlooking the tranquil canal and open fields, and two lovely reception rooms with cosy log burners. Enjoy the beauty of the outdoors in the lovely rear garden, perfect for relaxing or entertaining.

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 stands back from the road behind a walled frontage with a double width driveway and detached double garage, with a timber farm gate leading to a gravelled courtyard with paved path, flower bed, red and white grapes vines, iron gate to canal path and wooden slated wheelie bin storage. Access is gained via an attractive timber faced canopy porch with tiled base and original door leading to;

### **ENTRANCE HALL**

Exposed timber floor and ceiling beams, double fronted wood burner with screen doors, stairs to first floor, radiator, door through to the living room and opening to;

### **ATTRACTIVE SITTING ROOM**

Feature multi fuel stove, Exposed beams to ceiling, double glazed bow window to front, two radiators, part tiled & part timbered floor to rear and door to;

### **UTILITY ROOM**

Slate tiled flooring, solid wood fronted units, granite work tops with butlers sink and mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window overlooking the canal, door to rear passage, wall mounted Grandee oil fired boiler, radiator and door to;

### **GUEST WC**

Refitted with a white suite, WC, wash basin, slate tiled floor and ceramic tiled walls.









## LIVING ROOM

Exposed beams to ceiling, two radiators, double glazed windows to front and rear, feature cast iron double fronted wood burner exposed timber flooring and opening to;

## CONSERVATORY/ DINING ROOM

Double glazed windows to sides and rear, double glazed roof, wall mounted electric heater, exposed timber flooring and double doors to the patio.

## KITCHEN/ BREAKFAST ROOM

Solid wood fronted, base, wall and drawer units, granite worktops, Belfast sink with mixer tap, integrated fridge and freezer, dishwasher, electric cooker point, exposed beams, slate tiled floor, double glazed window to rear and radiator.



## FIRST FLOOR LANDING

Exposed beams, double glazed window to rear and timber flooring with professionally fitted runner style carpet and doors to;

## BEDROOM ONE

Exposed beams, Double glazed window to front and side, radiator and double glazed double door to;

## AMAZING SOUTHERLY FACING BALCONY

A good sized balcony with space for a table and chairs and sun lounger. enjoying stunning views along the Stratford-upon-Avon canal with fields beyond.

## BEDROOM TWO

Double glazed window to front, exposed beams, radiator and loft storage.

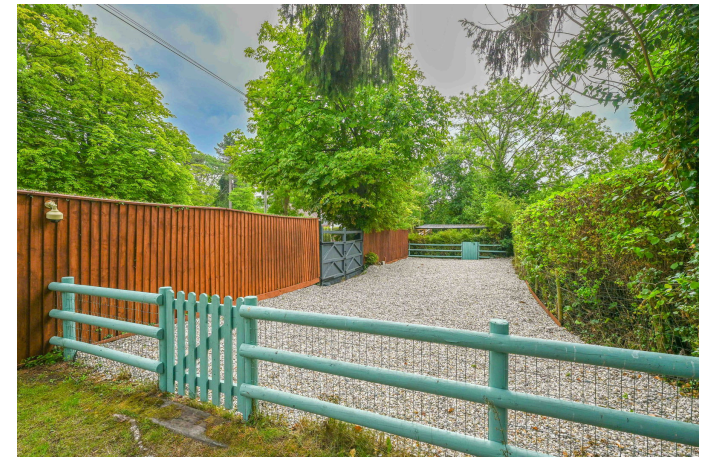


## BEDROOM THREE

Exposed beams and timber flooring, radiator and double glazed window to front.

## BATHROOM

Victorian style white suite with high flush WC, pedestal wash basin, roll top bath, corner shower cubicle, two frosted double glazed windows to rear and heated towel rail and radiator.





## OUTSIDE

### DETACHED DOUBLE GARAGE

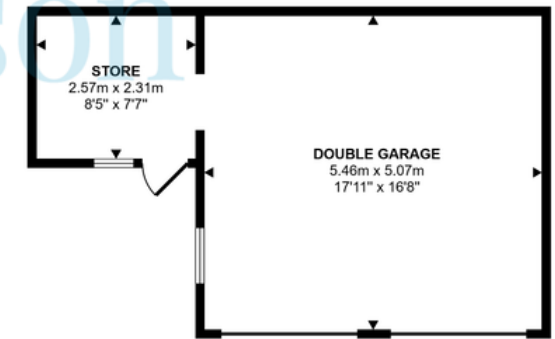
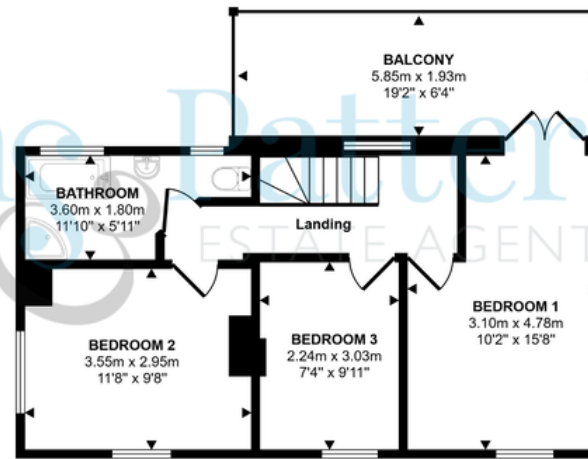
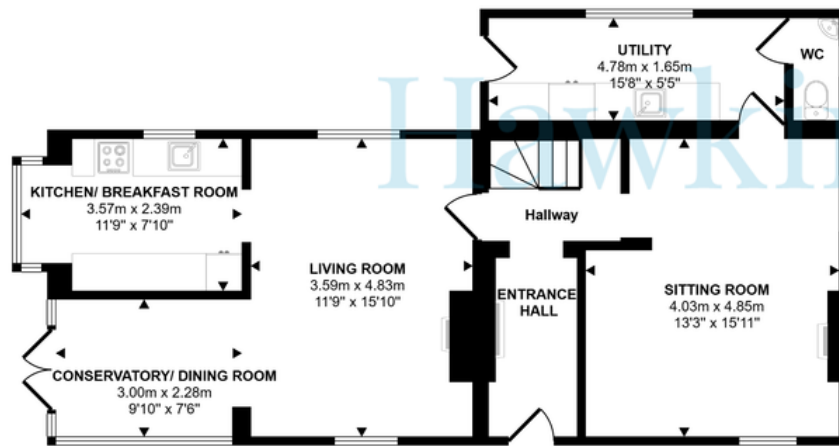
Twin electric up and over remote control doors, light and power, storage space above, wood store and opening to the store area with Oil tank, light and power, space for chest freezer and door and window to front.

### REAR GARDEN

A lovely long rear garden with established shrubs and evergreens, flower beds, paved patio for entertaining and BBQ's. fencing and hedging to the boundary, half way along the garden there is a raised decking terrace with power for a hot tub. Garden shed and gate leading to the large gravelled and gated driveway, ideal for additional parking or a caravan or boat, or even a log cabin/ office (STPP).



Approx Gross Internal Area  
152 sq m / 1637 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.