



The Stables, The Old Nursery
Station Lane, Lapworth, Solihull



The Stables

Station Lane, Lapworth

The Stables is situated in a beautiful location close to all of the amenities Lapworth, Dorridge and Knowle offer. The property is within easy reach of the intersections with the M40 and M42 giving good access to the Midlands motorway network and the NEC, Birmingham International Airport and the M40 to Oxford and London beyond. Solihull, Henley in Arden, Warwick and Stratford-upon-Avon are all readily accessible.

There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep



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EPC

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Local authority: Warwick District Council

Council tax band: E





School and Kingsley School for Girls in Leamington Spa.

There are several excellent golf courses nearby, including Copt Heath Golf Club in Knowle, and The Belfry Hotel is 15 miles away.

M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles, Warwick 11 miles, Birmingham City Centre 12 miles, Stratford-upon-Avon 12 miles (distances approximate).





The property

Having undergone a series of works, The Stables is a simply outstanding home. One enters the property via an entrance hall with doors radiating to all rooms. The hub of this home is sure to be the stunning open plan kitchen, dining, and sitting room, an excellent space to entertain and a room with a real wow factor. The kitchen area has a range of wall and base units beneath a Corian worktop and central island with integrated appliances, including a full-height freezer, fridge, induction hob, oven, oven/microwave combi and hot tap. There is ample space for a dining table and sitting area with a media wall.

The attractive principal bedroom suite has double doors opening to the rear garden patio area and an en suite shower room. There are two further bedrooms and a family bathroom. A separate cloakroom and utility complete the ground floor accommodation.

Garden

Outside, there is a private driveway providing parking for several cars and giving access to the garage.

There is a neatly landscaped garden, easy to maintain, with a large patio area and mainly laid to lawn garden area.

Services

Mains water, electricity and air source heating. Private drainage. Underfloor heating to the ground floor.

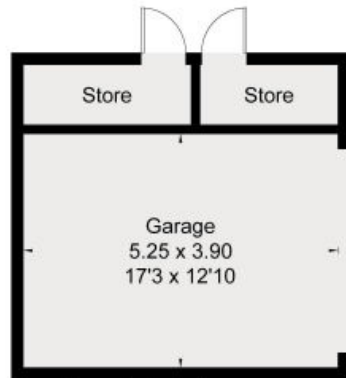




Directions (B94 6JH)

Proceed out of Stratford Upon Avon on the A429/Warwick Road, at the roundabout take the second exit on to the A46. Continue along taking the second exit at the following roundabout on to the A46, take the first exit off the A46 and proceed to take the first exit on to Birmingham Road. Continue along the Birmingham road and as you pass the Hatton Arms public house on your left-hand side fork left on to the Old Warwick Road. Continue along the Old Warwick Road and as you enter the village of Lapworth, take the right-hand turn to Station Lane. Continue along Station Lane and the entrance to The Nurseries will be on your right hand side, proceed down the shared driveway following it round to the left and one will find the entrance to The Stables.





(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Floor Area 140.1 sq m / 1,508 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated May 2023. Photographs and videos dated May 2023.
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Date: 09 January 2024
Our reference: STR012364132

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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