



smarthomes

St Chads Mews

Old Warwick Road, Lapworth, B94 6LD

- A Two Double Bedroom Mews Style Property
- Conservatory
- En-Suite Shower Room
- South Facing Courtyard Style Garden
- No Upward Chain

£325,000

EPC Rating 56

Current Council Tax Band D





Property Description

The property is set back from the road behind a block paved fore garden leading to canopy porch with front door leading through to

Entrance Hallway

With ceiling light point, wall mounted storage heater, coving to ceiling, double glazed window to front, useful storage cupboard with space for tumble dryer and doors leading off to

Guest WC to Front

With obscure double glazed window to front elevation, low flush WC, corner wash hand basin, coving to ceiling and ceiling light point



Breakfast Kitchen to Front

7' 6" x 10' 0" (2.29m x 3.05m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, space and plumbing for washing machine, radiator, wall mounted electric heater, ceiling light point, coving to ceiling, tiled flooring and double glazed window to front



Lounge to Rear

14' 6" x 17' 3" (4.42m x 5.26m) With stairs leading to the first floor accommodation, under-stairs storage cupboard, ceiling light point, coving to ceiling, wall mounted storage heater, tiled fireplace with decorative wooden surround, double glazed window to rear elevation and double glazed sliding patio doors leading through to



Conservatory

8' 4" x 10' 9" (2.54m x 3.28m) With double glazed windows, polycarbonate roof, ceiling fan and double glazed French doors leading out to the South facing courtyard style rear garden

Accommodation on the First Floor

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Rear

12' 9" x 11' 6" (3.89m x 3.51m) With double glazed window to rear elevation, ceiling light point, fitted wardrobes, built-in airing cupboard, wall mounted storage heater and door leading into



En-Suite Shower Room

8' 11" x 4' 4" (2.72m x 1.32m) Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and pedestal wash hand basin with tiling to water prone areas, obscure double glazed window to rear, ceiling light point and shaver socket

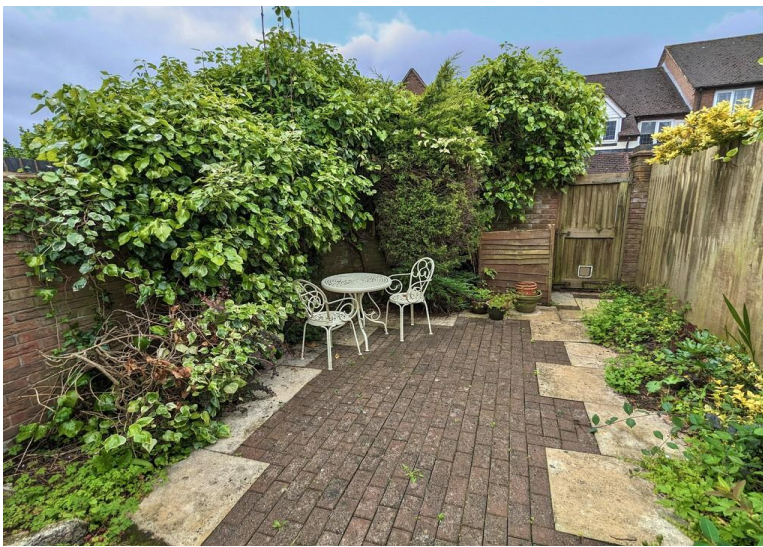


Bedroom Two to Front

7' 7" x 10' 0" (2.31m x 3.05m) With double glazed window to front elevation, ceiling light point, dado rail, wall mounted electric heater and wood effect flooring

Family Bathroom to Front

5' 11" x 6' 7" (1.8m x 2.01m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to half height, wooden flooring, obscure double glazed window to front and spot lights to ceiling



South Facing Courtyard Style Garden

Being paved and block paved for low maintenance with walls and fencing to boundaries, gated access to rear and mature shrub borders

Tenure

We are advised by the vendor that the property is Freehold with a management fee payable to Block Management Ltd of approx. £344 per annum and a ground rent of approx. £50 per annum to Packwood Estates Ltd. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.