



1 St Chads Mews, Old Warwick Road,
Lapworth, B94 6LD
£1,400 Per Month

A recently re-furnished two bedroomed, two bathroomed detached property situated in a quiet cul-de-sac in the sought after village of Lapworth. The property briefly comprises; entrance hall, cloakroom, newly fitted kitchen, lounge with doors to the rear garden, two bedrooms (master with en-suite), re-fitted bathroom, garage and South Facing rear garden. The property further benefits from off road driveway parking and electric car charging point.

The village of Lapworth has a range of amenities to include; village shop, inns, doctors' surgery, primary school (with "Good" Ofsted rating) and railway station, which has fast trains to Birmingham (Moor Street and Snow Hill), London (Marylebone), Solihull, Stratford-upon-Avon and Warwick. It is also well placed for access to major road networks, with the M40 (J16) and the M42 (J3A) motorways being located around 3 and 5 miles away, respectively.

Set back from the road in a quiet cul-de-sac, the property is approached via a block paved driveway which leads to the property. A private drive provides parking for one vehicle with additional visitor parking spaces within the development. Beneath a canopy porch, a timber front door opens into:-

Entrance Hall

With radiator, UPVC double glazed leaded light window to the side, door to cloaks cupboard and door opening into:-

W.C.

With UPVC double glazed leaded light window to the side, low level W.C, floating wash hand basin, tiled flooring and tiling to splash backs.

Re-Fitted Kitchen

10'0" x 7'5" (3.06m x 2.27m)

This modern re-fitted kitchen features a range of wall, base and drawer units with work surfaces over and matching up-stands, inset sink unit with integrated drainer and mixer tap over, UPVC double glazed leaded light window to the front, integrated appliances to include 'Bosch' dishwasher, fridge/freezer and 'Bosch' washing machine. Built in 'Bosch' oven, inset 'Bosch' 4-ring electric hob with chrome chimney style extractor hood over and integrated waste & recycling unit.

Lounge

14'4" x 17'4" max / 12'6" min (4.38m x 5.29m max / 3.82m min)

With UPVC double glazed leaded light window to the rear and UPVC double glazed sliding patio doors to the rear garden, radiator, feature laminate flooring and staircase rising to the first floor.

First Floor

Doors to two bedrooms and bathroom. Hatch giving access to the loft.

Bedroom One

9'8" x 11'11" to wardrobe fronts (2.96m x 3.65m to wardrobe fronts)

UPVC double glazed leaded light window to the rear, 4-door fitted wardrobe with hanging rail, drawers and shelving, door to the airing cupboard housing the hot water tank with fitted shelving and door opening into:-

Re-Fitted En-Suite

4'3" x 8'8" max (1.30m x 2.65m max)

Walk in shower unit with mains fed 'Drench Head' shower over, low level W.C, inset wash hand basin, UPVC double glazed leaded light window to the rear, feature tiling to the walls and floor, extractor fan and shaving point.

Bedroom Two

8'7" x 7'6" (2.64m x 2.31m)

With UPVC double glazed leaded light window to the front and radiator.

Re-Fitted Bathroom

6'5" x 5'6" (1.98m x 1.69m)

Panel bath with 'Drench Head' shower over, floating wash hand basin, low level W.C, shaving point, feature tiling to the walls and floor, UPVC double glazed leaded light window to the front and extractor fan.

South Facing Rear Garden

With paved patio, lawned garden area and timber door opening into:-

Garage

With up and over garage door, power and lighting and timber door leading to the garden.

Additional Information

Services: Water, electricity and drainage are connected to the property.

Council Tax: Band D (Warwick District Council)

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 1'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Viewing: Strictly by prior appointment through Earles on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

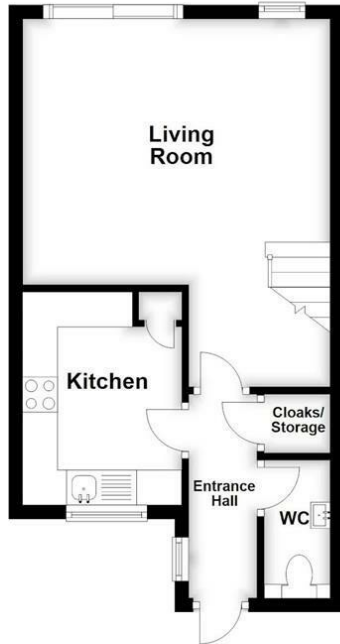
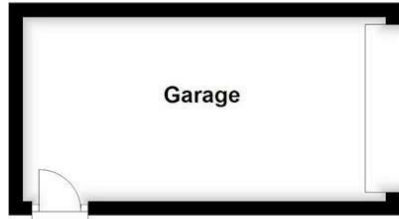
A holding deposit, equivalent to 1 weeks rent will be required upon application.

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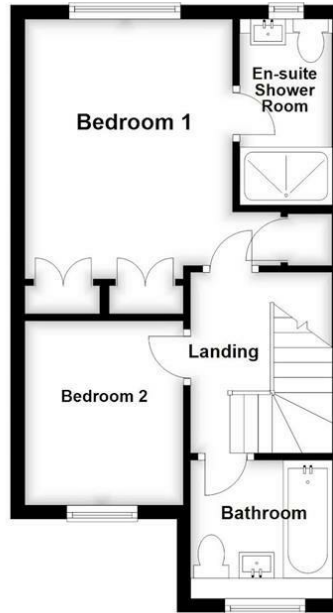
Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

