

ehB RESIDENTIAL

Your Property - Our Business

37, Yew Tree Close, Lapworth, Warwickshire

Guide Price £299,950









Situated in a pleasant cul-de-sac setting in the desirable village of Lapworth, this well-maintained, one double-bedroom end-of-mews freehold house briefly affords: an entrance lobby, living room, fitted kitchen, conservatory, enclosed rear garden and off-road parking.

Lapworth offers an excellent range of local amenities, including a village shop, post office, GP surgery, and highly regarded pubs, together with its own railway station providing convenient links to Birmingham, Solihull, Warwick, and Leamington Spa. The village is also surrounded by attractive countryside and canal-side walks. NO UPWARD CHAIN. Energy Rating E 48.

Location

The popular village of Lapworth offers an attractive rural setting surrounded by Green Belt countryside, while remaining conveniently placed for Knowle, Dorridge and Solihull. The village offers local shops, a railway station, and several popular pubs and restaurants, including The Boot, The Navigation, and The Punchbowl. Excellent countryside and canalside walks are nearby, along with the National Trust properties of Baddesley Clinton and Packwood House. Warwick and Stratford-upon-Avon are within easy reach, as are Birmingham Airport, the NEC and the M40 and M42 motorway networks.

Approach

To the side, a sealed unit double-glazed leaded light entrance door into:

Entrance Lobby

Quarry tiled floor, double-glazed window to the front aspect. Door to:

Living Room

15'10" (into bay) x 12'7" (4.85m (into bay) x 3.84m)
Adam-style surround fireplace with marble inlay and hearth. Dimplex storage heater, deep double-glazed bay window to the front aspect, stairs to first floor and door to:

Fitted Kitchen

9'2" x 8'0" (2.80m x 2.45m)
Range of pine-fronted base and eye-level units with worktops over, incorporating a sink and drainer with tiled splashbacks. Integrated electric oven and hob with extractor unit above and integrated fridge/freezer. Space and plumbing for washing machine. Double-glazed window to the rear aspect. Useful under-stairs storage cupboard with hat and coat rail. Ceiling light point. Door to:








Garden Room
12'2" x 6'11" (3.71m x 2.13m)
UPVC double-glazed windows, a polycarbonate roof, a double-glazed window to the side aspect, and a double-opening casement door leading to the rear garden. It includes power and a Dimplex storage heater.

First Floor Landing
With a Dimplex storage heater and a double-glazed window to the rear aspect. Access to roof space and doors to:

Double Bedroom
12'7" x 11'10" into wardrobes (3.84m x 3.61m into wardrobes)
Wall-mounted Creda panel heater, built-in airing cupboard, accommodating the hot water cylinder and two double-glazed windows to the front aspect.

Bathroom
Suite comprising a bath with a separate shower over and a glazed shower screen, pedestal wash hand basin, WC, fully tiled walls and a double-glazed window to the rear aspect

Frontage
The property enjoys an attractive position adjoining the school playing fields. A paved frontage provides pedestrian access to the entrance, and a designated off-road parking space for one vehicle sits directly opposite the property.

Rear Garden
The enclosed rear garden is mainly laid to lawn, bordered by mature hedging and established planting, and benefits from a paved patio seating area adjoining the property. A timber garden shed provides useful outdoor storage, with a further seating area positioned towards the rear.

Services
All mains services are understood to be connected to the property, except gas. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries.

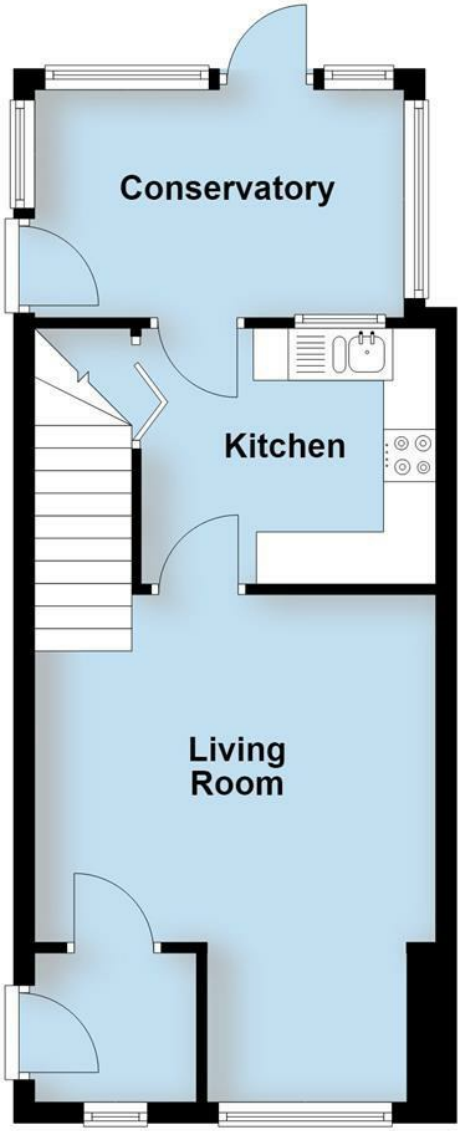
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
B94 6NB

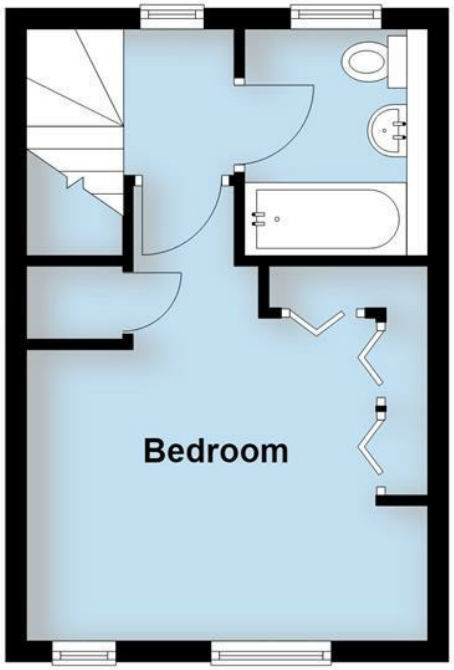
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

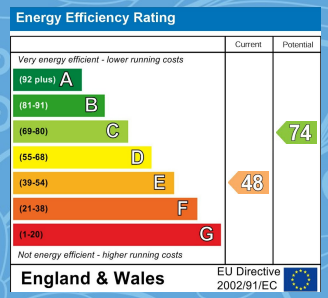
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.