

77 CHESSETTS WOOD ROAD
LAPWORTH
SOLIHULL
B94 6EL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



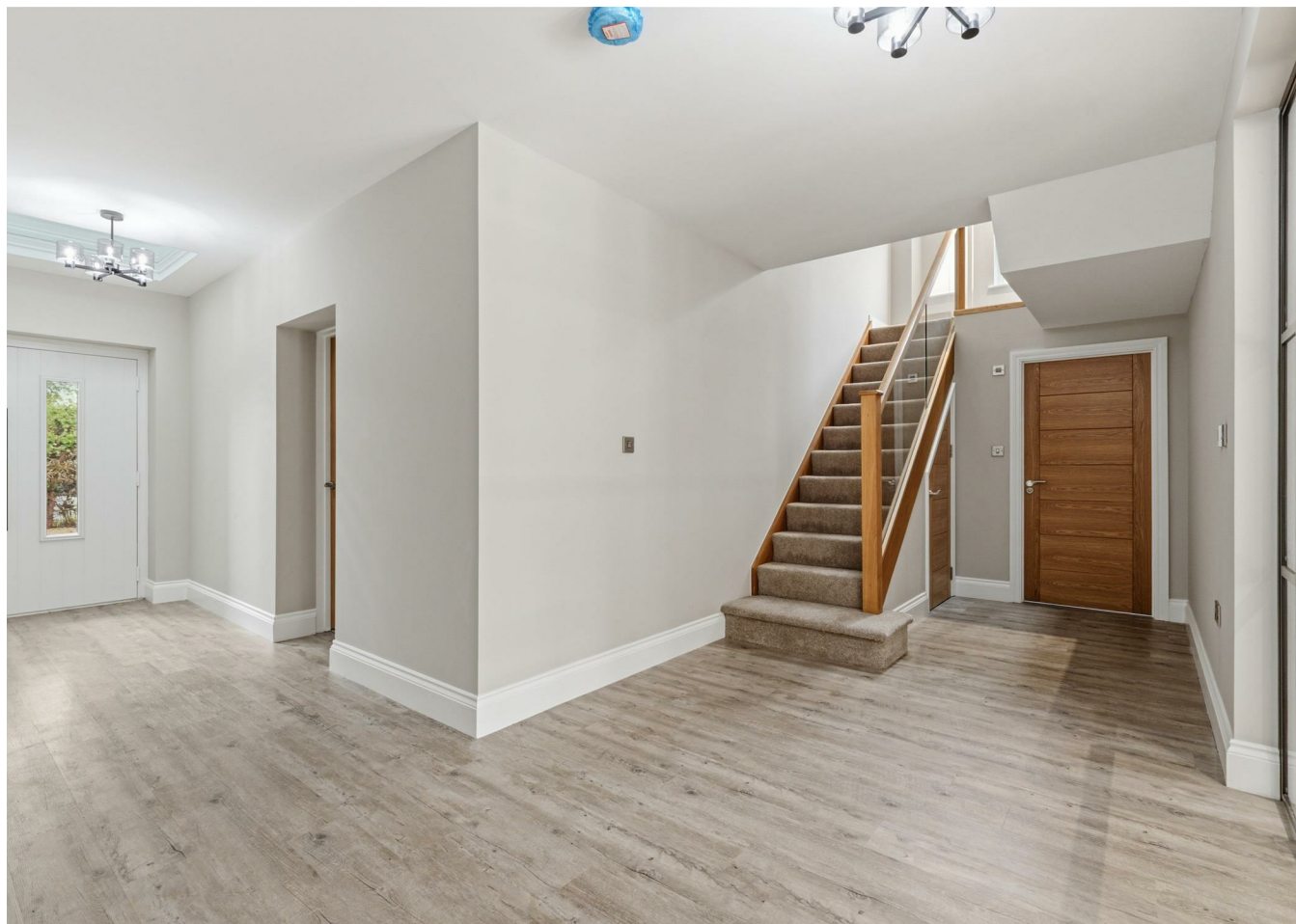
ACCOMMODATION

This exceptional contemporary home offers beautifully appointed accommodation across three floors, combining elegant design with modern living. A striking skylit reception hall leads to a stylish lounge with an artisan inglenook fireplace and Clearview log burner, a spacious family room, and a stunning open-plan kitchen featuring a central island, integrated Siemens appliances and bifolding doors opening onto the rear garden.

The first floor hosts a luxurious principal suite with walk-in wardrobe, Juliet balcony and ensuite, alongside a second ensuite bedroom, two further bedrooms and a family bathroom. The second floor provides additional versatility with a superb cinema room.

Externally, the property benefits from secure electronic gates, a tarmac driveway, an integrated garage and a beautifully landscaped two-tier rear garden with slate patio, raised planting beds and lawn.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Lapworth is a picturesque village located in Solihull, the area is renowned for its quintessential English countryside charm, historic buildings, and tranquil surroundings. Situated a short distance from Solihull and Birmingham, offering residents a peaceful retreat while still providing easy access to urban amenities and maintains excellent transportation links. The Lapworth railway station provides direct trains to Birmingham and London, making it convenient for commuters. Additionally, major roadways like the M40 and M42 are easily accessible, connecting residents to nearby towns and cities.

Nearby, there are many natural landscapes, including the picturesque Stratford-upon-Avon Canal and the rolling hills of the Warwickshire countryside; perfect for outdoor enthusiasts, offering opportunities for leisurely walks, cycling, and exploring the nearby Lapworth Circular Walk.

For families, the area offers access to well-regarded schools, both in the village and nearby areas, including Lapworth CofE Primary School, Arden Academy and Dorridge Primary School. (Tenants are advised to check with the Council for an up-to-date information on school catchment areas).

Description of Property

This exceptional contemporary residence offers beautifully appointed accommodation arranged over three floors, thoughtfully designed to combine elegant living with modern functionality.

Upon entering the property, a striking reception hall illuminated by a skylight creates an immediate sense of space and light, complemented by an innovative smart intercom system. The principal lounge is both stylish and inviting, featuring a charming box window and a characterful inglenook artisan fireplace housing a Clearview log burner, providing a warm focal point for the room. A guest cloakroom with boutique-hotel inspired fittings and a separate cloak area adds convenience and refinement.

To the rear of the property, a spacious family room enjoys seamless indoor-outdoor living via bifolding doors that open directly onto the garden patio. The impressive open-plan kitchen forms the heart of the home, beautifully appointed with a central island incorporating a breakfast bar and wine cooler, complemented by integrated Siemens appliances including twin ovens and an electric hob. A pantry and generous storage complete this space, while further bifolding doors lead onto the rear garden, creating an ideal setting for entertaining. A practical utility room with washing machine, dryer and additional storage provides side access to the property. A contemporary staircase featuring wooden treads with glass

balustrades rises to the upper floors.

The first floor offers a generous landing with airing and storage cupboards and access to the loft. The principal bedroom suite is a luxurious retreat, complete with a walk-in wardrobe, dedicated shoe storage, and a beautifully appointed ensuite bathroom featuring a vanity mirror with LED backlighting. French doors open onto an elegant Juliet balcony, allowing natural light to flood the room. The second bedroom also benefits from its own ensuite bathroom, walk-in wardrobe and Juliet balcony. Two further well-proportioned bedrooms are located on this floor, one of which includes a walk-in wardrobe, and are served by a stylish family bathroom with separate shower.

A further staircase leads to the second floor where a versatile landing provides access to two storage cupboards, a WC and additional tanked storage areas with two metre head height. The highlight of this level is a superb cinema room/games rooms, illuminated by two skylights, offering an exceptional space for entertainment and relaxation.

Externally, the property is approached through secure electronic gates leading to a tarmac driveway bordered by mature trees and hedging. An integrated garage, accessible both from the reception hall and via a side door, provides further practicality.

The rear garden is thoughtfully landscaped across two levels, featuring a slate stone paved patio ideal for outdoor dining, raised planting beds, a mature tree and a generous lawned area, creating a private and attractive outdoor setting.

Distances

- Solihull - 7.0 miles
- Sutton Coldfield - 23.4 miles
- Birmingham - 22.6 miles
- Birmingham International/NEC - 11.2 miles
- M6 - 22.6 miles
- M6 Toll - 20.9 miles
- M42 - 16.9 miles

(Distances approximate)

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Directions from Aston Knowles

From Aston Knowles estate agency, head south on A5127 (Birmingham Road / Lichfield Road) out of Sutton Coldfield, follow signs for A452 / Chester Road / M6 / Coleshill, join A452 Chester Road heading south toward Coleshill, continue past Minworth toward M42 Junction 6 / Birmingham Airport, join the M42 southbound. Stay on the M42, exit at Junction 4 for A3400 /





Hockley Heath / Henley-in-Arden, at the roundabout, take A3400 Stratford Road south. Turn left onto Rising Lane (signposted Lapworth). Continue onto Cheshetts Wood Road. Follow the road to property.

Terms

Local authority: TBC City Council

Tax band: TBC

Average area Broadband speed: 150 Mbps. 500 Mbs a 900 Mbs also available

Services

We understand that mains water, gas, drainage, and electricity are connected.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included. These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the tenancy.

- Photographs taken: March 2026
- Particulars prepared: March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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