melvyn
Danes
ESTATE AGENTS
Old Warwick Road
Lapworth
Offers Around £650,000

Description

The Old Garage is situated in the heart of Lapworth in Warwickshire. The village enjoys the tranquility of rural life yet only a stones throw away from the towns of Solihull, Warwick and Stratford Upon Avon.

There is a small shop. village hall and a selection of gastro pubs.

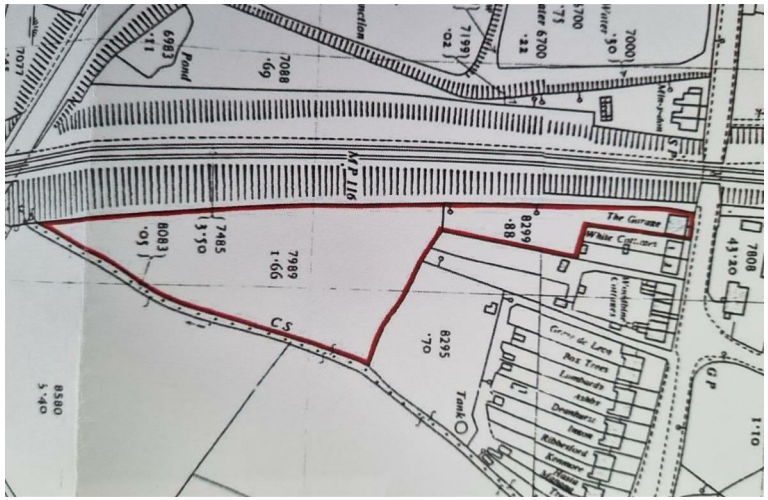
Historic houses can be found at Baddelsey Clinton and Packwood house

Solihull Town Centre is a short drive away and has an ecclectic choice of hostelries and the popular Touchwood shopping centre, a thriving business community and its own main line London to Birmingham railway station.

Junction 3a of the M42 is just a short journey away and forms the hub of the midlands motorway network.

The property is found on the Old Warwick Road just after the railway bridge and is set back from the road via a block paved hard standing there is gated side vehicular acccess to the rear including right of passageway for the two neighbouring cottages, from there a further gate leads to a number of block built outbuildings set within approximatly 2.5 acres of land.

The house itself requires modernisation throughout with a hallway, three reception rooms and a kitchen to the ground floor and on the first two double bedrooms and a bathroom.



Accommodation

HALLWAY

LOUNGE
11'7 x 11'1 (3.53m x 3.38m)

DINING ROOM
13'7 x 11'1 (4.14m x 3.38m)

SITTING ROOM
25'1 x 10'9 (7.65m x 3.28m)

KITCHEN
14'2 x 6'5 (4.32m x 1.96m)

LANDING

BEDROOM 1
13'8 x11'1 (4.17m x3.38m)

BEDROOM 2
11'6 x 11'3 (3.51m x 3.43m)

BATHROOM

REAR GARDEN

SIDE VEHICULAR ACCESS

LAND WITH OUTBUILDINGS
APPROX 2.5 ACRES

TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 19/05/2025. Actual service availability at the property or speeds received may be different.

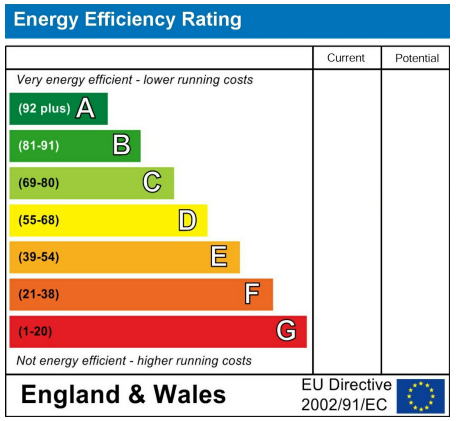
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 19/05/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Old Garage Old Warwick Road Lapworth Solihull B94 6LN
Council Tax Band: F



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.