



melvyn  
**Danes**  
ESTATE AGENTS

**Rising Lane**

**Lapworth**

**Offers Around £289,950**

# Description

The Convent was completed by bespoke developers Wavensmere Homes in 2017 which comprised of the redevelopment of 'Poor Clares Convent' and building similarly styled property within the grounds to compliment the beautifully tended and manicured grounds and gardens and to retain the history and baroque style of the architecture.

All 18 properties within The Convent are individually designed; each with their own heritage and historic architecture. Original features have been retained throughout the whole scheme, including gothic arches, stained glass windows, cathedral ceilings and a stunning porte cochère.

The focal point of The Convent is a secluded and picturesque courtyard, with vibrant cherry trees and a soothing fountain – offering an exceptional journey through the development and a bespoke take on surrounding rural Warwickshire.

It is from this courtyard area that this superb ground floor apartment is accessed. Having a shared entrance lobby with direct access to the independent reception hallway. The property has a good sized living area with a high quality shaker style integrated kitchen having quartz work surfaces. There are original height high ceilings and the whole room is filled with natural light from the full height bi-folding doors which open to the independent courtyard garden area which provides excellent outside space just for the use of this property. There is double bedroom with a fantastic original leaded light gothic arched window and dressing area and a contemporary modern bathroom. The property is heated via underfloor heating provided by a heat pump system and there is audio wiring and ceiling speakers throughout the living space. There are two allocated parking spaces located within the secure gated communal parking area. There is little doubt that properties of this calibre rarely come to the market and this should be viewed at your earliest opportunity to be appreciated. Offered for sale with no upward chain and ready for immediate occupation; if you are looking for a 'dream home' with a more realistic price tag then look no further than this property.



**Accommodation**

**COMMUNAL GARDENS**

**ENTRANCE LOBBY**

**RECEPTION HALLWAY**

**CLOAKS STORAGE CUPBOARD**

**OPEN PLAN LIVING AREA &  
KITCHEN**

20'5" max x 171'0" max

**DOUBLE BEDROOM WITH  
DRESSING AREA**

16'0" x 10'9"

**INDEPENDENT REAR GARDEN**

**TWO ALLOCATED PARKING  
SPACES**

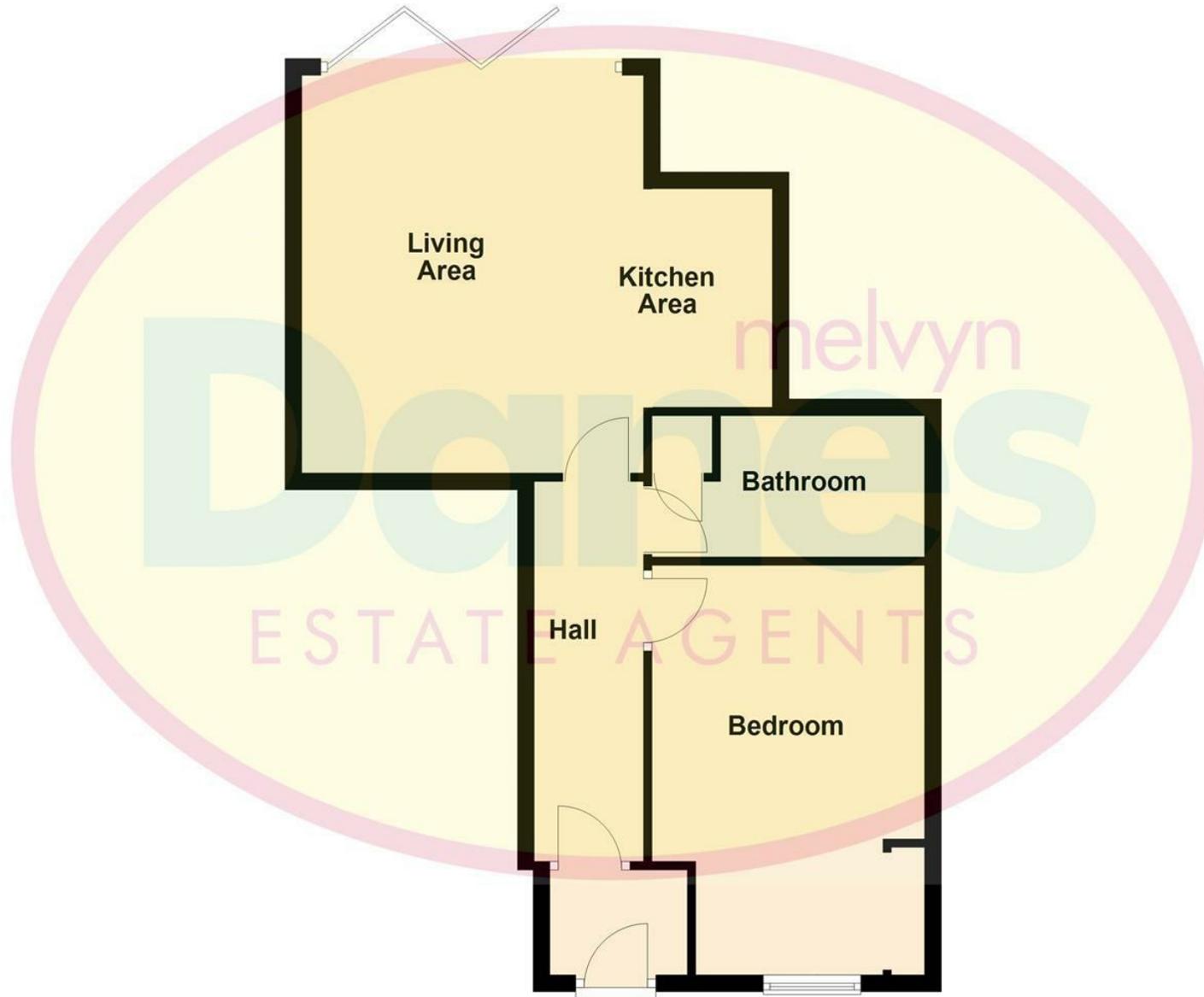








## Ground Floor



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.

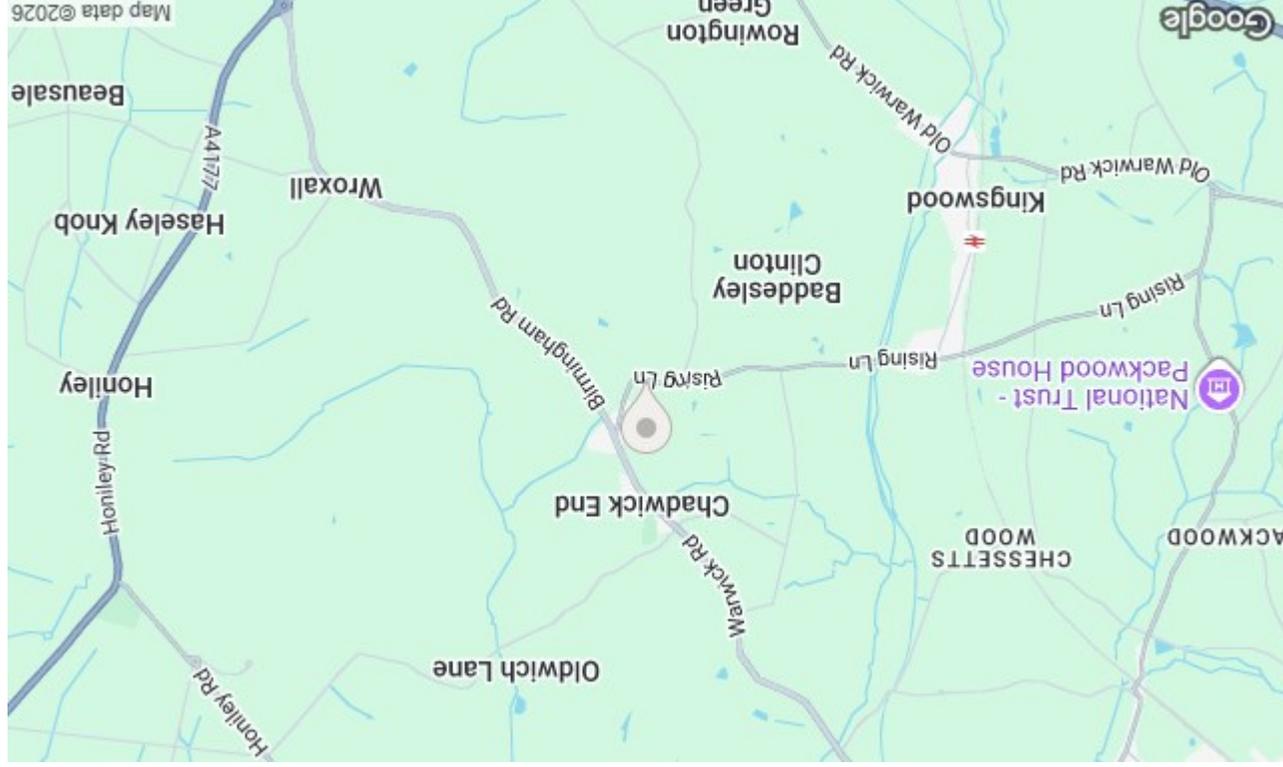
We are advised that the property is leasehold with 99 years from 2017 and we are advised by the seller that there is a current annual service charge payable in the region of £1700 and the annual ground rent is currently £100.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 70 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 80 Mbps. Data taken from checker.ofcom.org.uk on 01/12/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 01/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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, 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. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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.



**12 The Convent Rising Lane Lapworth Solihull B93**  
**ODJ**  
**Council Tax Band: C**

**Energy Efficiency Rating**

Potential	Current
98	82
Very energy efficient - lower running costs (92 plus) 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	
EU Directive 2002/91/EC England & Wales	