

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
01564 777 314



**SCAN FOR MORE INFO**  
**SIZE** - 1083Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Warwick District Council D  
**BROADBAND** - Upload Max 220Mbps  
 Download Max 1800Mbps  
**EPC** - D - 67  
**PARKING** - 2 Spaces  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## CANAL COTTAGE

Lapworth, B94

Charming and rare canal-side cottage with uninterrupted waterside views. Canal Cottage blends rustic charm with modern comforts, boasting a private garden, bespoke interiors and a unique location on the banks of Lapworth Canal.

### FEATURES

- Character Cottage
- Direct Canal Frontage
- Renovated John Lewis Kitchen
- Lounge with Log Burner
- Three Bedrooms with Fitted Wardrobes
- Four Piece Family Bathroom
- Private Landscaped Garden
- Versatile Outbuilding
- Stunning Waterside Views

Are you an investor interested in expanding your portfolio?

Call 01564 777 314 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

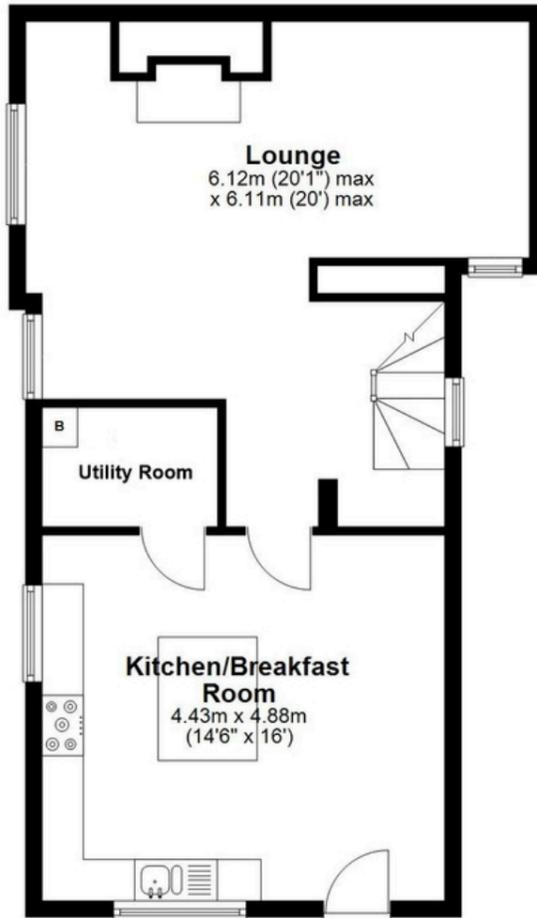
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

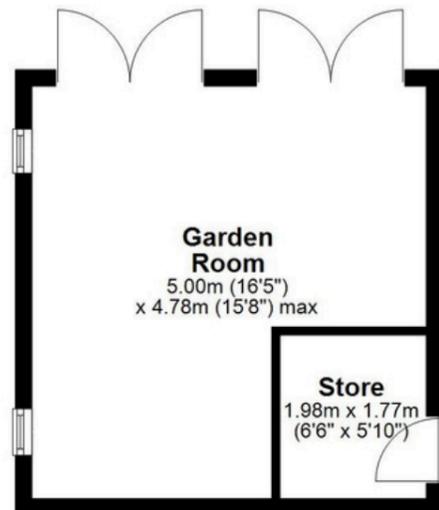
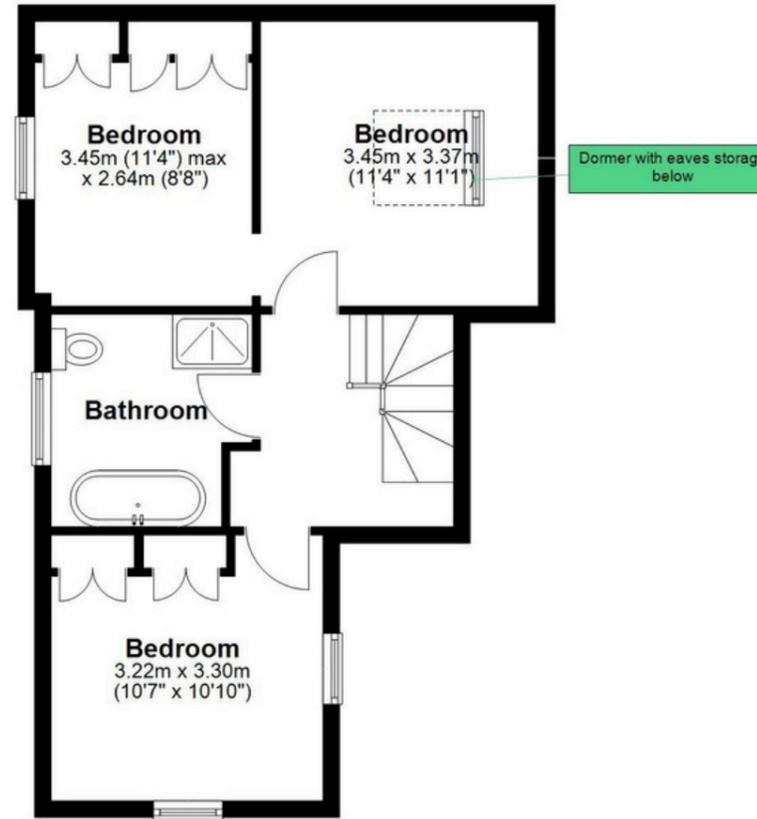
### Ground Floor

Main area: approx. 55.6 sq. metres (598.4 sq. feet)  
Plus garden room, approx. 23.9 sq. metres (257.1 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Main area: Approx. 100.6 sq. metres (1083.1 sq. feet)

Plus garden room, approx. 23.9 sq. metres (257.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.