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— SALES & LETTINGS —

18 Kingswood Green
Lapworth B94 6LY

An Exceptional Three Bedroom Detached Home Offering Luxury Contemporary Living, Smart Home Technology, Offered Unfurnished & Available Now.



PROPERTY DETAILS

Situated within an exclusive AC Lloyd development just off Old Warwick Road in the highly sought-after village of Lapworth, this exceptional three-bedroom detached executive home offers an impressive 2,214 sq ft of beautifully appointed contemporary accommodation. Built in 2020 to AC Lloyd's renowned high specification, the property combines exceptional craftsmanship, contemporary design and intelligent smart home technology with an enviable canal-side setting. Occupying an unusually generous plot for a modern executive home, it offers a rare combination of space, privacy and connectivity in one of Warwickshire's most desirable locations.

Upstairs, the generous landing leads to three excellent double bedrooms. The principal suite is a particular highlight, featuring fitted wardrobes, a dressing area, a luxurious en-suite shower room and direct access to a private balcony overlooking the rear garden and towards the Grand Union Canal—the perfect place to enjoy a morning coffee or unwind at the end of the day. The second bedroom also benefits from its own en-suite, whilst the third double bedroom is served by a stylish family bathroom finished to a high specification.



The property further benefits from underfloor heating throughout the ground floor, app-controlled lighting, heating and alarm systems, an attached garage, private driveway parking and a beautifully proportioned rear garden, offering considerably more outdoor space than is typically found with modern executive homes. Combining generous living accommodation, premium finishes, smart home technology and the quality associated with an AC Lloyd development, this outstanding home offers an exceptional lifestyle opportunity for professional couples, relocating executives and families alike.

Warwick Council - Tax Band G



LOCATION

Kingswood Green enjoys a peaceful position within an exclusive AC Lloyd development in the highly desirable village of Lapworth, surrounded by beautiful Warwickshire countryside and the picturesque Grand Union Canal. Residents can enjoy scenic canal walks directly from the doorstep, together with a selection of highly regarded country pubs, including The Navigation Inn and The Boot Inn, both renowned for their waterside settings and dining. The property is also well placed for a number of highly regarded state and independent schools, making it particularly attractive to families. Nearby Knowle, Dorridge and Solihull offer an excellent selection of shopping, cafés, restaurants, leisure facilities and everyday amenities. Excellent transport links via the M40, M42 and Lapworth railway station provide convenient access to Birmingham, Warwick, Stratford-upon-Avon and London, making this an ideal location for commuters and corporate relocations.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 80%

Vodafone - 84%

3 - 74%

O2 - 82%

Broadband Availability -

Openreach

Broadband Type

Standard 16 Mbps (Highest available download speed)
1 Mbps (Highest available upload speed)

Superfast 75 Mbps (Highest available download speed)
17 Mbps Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)
220 Mbps Good (Highest available upload speed)

Low Flood Risk

FEATURES

- Exceptional Detached Executive Home by AC Lloyd
- 2,214 sq ft of Contemporary Accommodation
- Unusually Generous Private Plot
- Stunning Open-Plan Kitchen/Dining Room
- Principal Suite with Dressing Area, Luxury En-Suite & Private Balcony
- Second Bedroom with En-Suite
- Underfloor Heating Throughout the Ground Floor
- Smart Home Lighting, Heating & Alarm Controls
- Holding Deposit - £680.00 - Security Deposit - £3403.84
- Available Now & Unfurnished



VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Total area: approx. 205.7 sq. metres (2214.4 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.

