



**DM&Co.**  
SALES & LETTINGS

**12 Fetherston Grange  
Lapworth, B94 6PX**

A well-presented three double bedroom semi-detached property set behind the picturesque Fetherston Grange. With potential to extend (subject to planning) and benefiting from stunning field views, this home offers a unique opportunity for buyers looking for space and a serene setting.



## DETAILS

Your Text Here



## OUTSIDE

Your Text Here



## GENERAL INFORMATION

### Planning Permission & Building Regulations:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**Tenure:** Freehold.

**Services:** All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Warwick District Council.

**Council Tax Band:** F.

## OTHER SERVICES

DM & Co. Homes are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

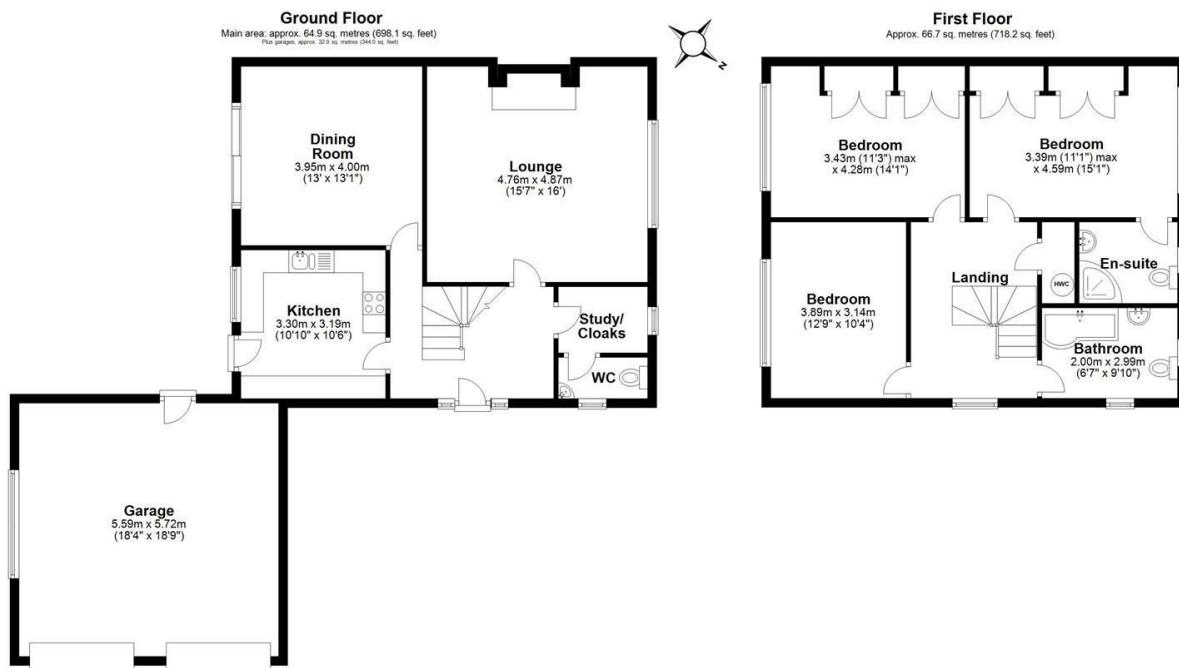
**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

## FEATURES

- Three Double Bedrooms
- Living Room With Open Fire
- Dining Room With Garden Access
- En Suite Shower Room
- Double Garage
- Beautiful Field Views
- Stunning Setting
- No Upward Chain
- Potential To Extend (STP)

## SIZE

Total - 1416.00 sq ft



Main area: Approx. 131.6 sq. metres (1416.3 sq. feet)

Plus garages, approx. 32.0 sq. metres (344.0 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.

## VIEWING

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

01564 777 314

dorridge@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	