



Orchard Place, Mappleborough Green, B80 7BP

Offers over £550,000



****2254 Sq.Ft Approx Total** *VIDEO TOUR AVAILABLE*** Generously extended, expansive Four Bedroom Detached Family Residence with garage nestled within a sizeable private garden situated in the highly desirable area of Mappleborough Green. The property in brief comprises Four Generously Sized Bedrooms, Kitchen/Breakfast Room, Separate Dining Room, Living Room, Office/Playroom, Downstairs W.C, Family Bathroom, En-suite, Garage/Workshop with Utility and Driveway with Ample Parking for Multiple Vehicles.



Approach
This attractive brick built family home benefits from having a large road frontage and set back from the road behind a well maintained drive with ample parking for multiple vehicles. Established hedges adds a refreshing green touch to the surroundings, contributing to the overall appeal of the fore garden. and a gated side access allows easy access to the private rear garden.

Hall
As is fitting for a home of this quality a Porch and Impressive hallway welcomes you to the extensive ground floor living space. Staircase to the first floor, doors to various rooms and a convenient under stairs storage cupboard.

Kitchen Breakfast Room
Leading off the hallway the kitchen offers an array of base and wall units, integrated appliances, a rear aspect window overlooking the rear garden and a convenient access door leading to the Garage/Workshop/ Utility area.

Dining Room
Spacious and well-lit, the generously sized dining room boasts a delightful ambiance, with dual aspect windows enhanced by sliding doors that open up to the stunning rear garden.

Living Room
Bright and spacious dual aspect living room with a double-glazed bay window to the front and sliding doors to the rear letting in plenty of natural light and includes a TV point and a feature fire place with multi fuel wood burner.

Further Living Room/Play Room
Adaptable office/living area/play room with front aspect double glazed window.

Garage
The garage and utility space, offers potential for various uses or additional parking and includes a convenient WC.

Upstairs,
The property offers four good sized bedrooms. Bedroom one, a double, boasts fitted wardrobes and a contemporary Ensuite shower room with dual wash hand basins. Double bedroom two also benefits from fitted storage, while double bedroom three enjoys open views to the rear over farmland. Bedroom four offers versatility as a cosy single, with delightful views of the surrounding farmland.

Gardens
The large garden, mostly laid to lawn with high hedged borders, extends to two sides of the house and features additional amenities- a summer house, insulated workshop, two sheds, a greenhouse, and a pond.

-Location
Mappleborough Green offers all the benefits of a rural setting yet is within close proximity of urban areas such as Redditch, Birmingham, Solihull, Stratford-upon-Avon and Warwick. There are also great Motorway links to the NEC and Birmingham International Airport via M40 and M42. The village itself has two public houses, two garden centers with cafe's, a petrol station with a shop, an excellent Primary school and also within the catchment area to Alcester Grammar school subject to passing an entrance exam. The village of Studley is just over a mile away with a further array of amenities including Supermarkets, Leisure Center and Doctors Surgery as well as further Primary and High Schools.

Porch

Hall

Kitchen/Breakfast Room 23'0" x 9'1" (7.02m x 2.78m)

Dining Room 23'0" x 9'11" (7.02m x 3.04m)

Living Room 20'11" x 13'9" (6.38m x 4.21m)

Play Room 13'8" x 12'8" (4.17m x 3.87m)

Garage 41'5" x 10'11" (12.63m x 3.35m)

W.C

Bedroom 1 19'1" x 10'6" (5.84m x 3.22m)

Bedroom 2 13'10" x 11'3" (4.22m x 3.45m)

Bedroom 3 10'9" x 9'11" (3.29m x 3.04m)

Bedroom 4 9'7" x 9'1" (2.93m x 2.77m)

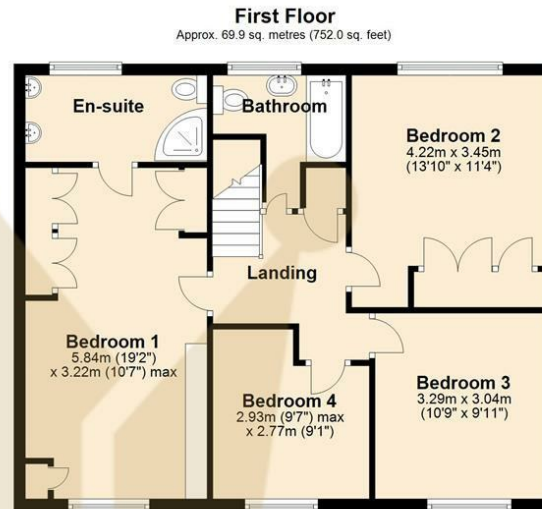
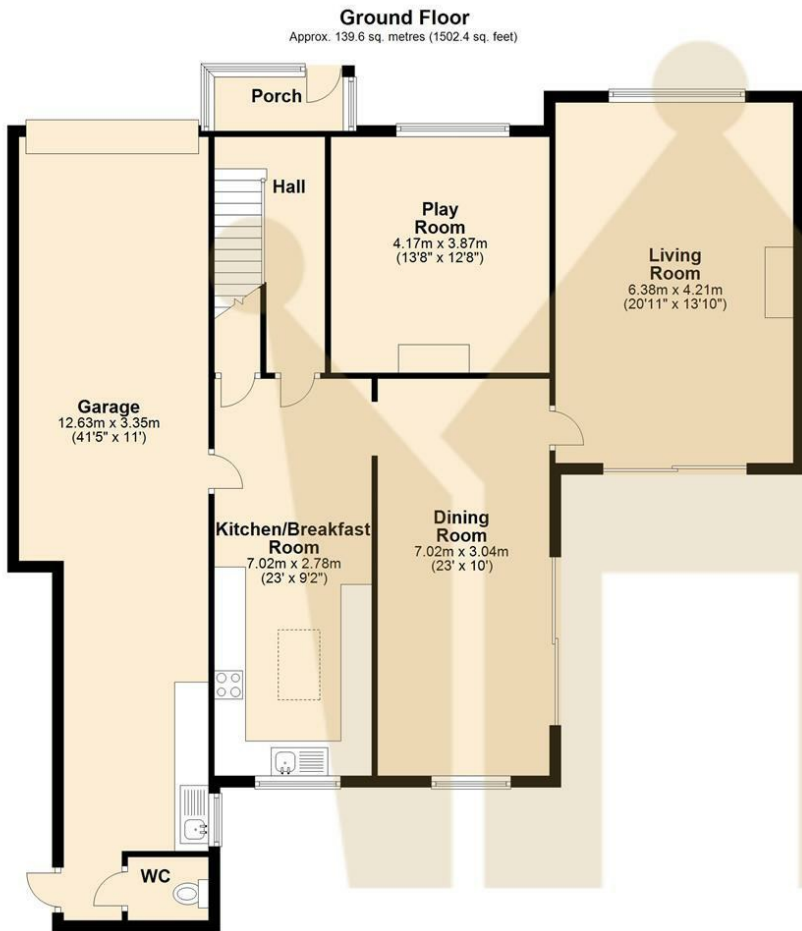
Landing

Family Bathroom

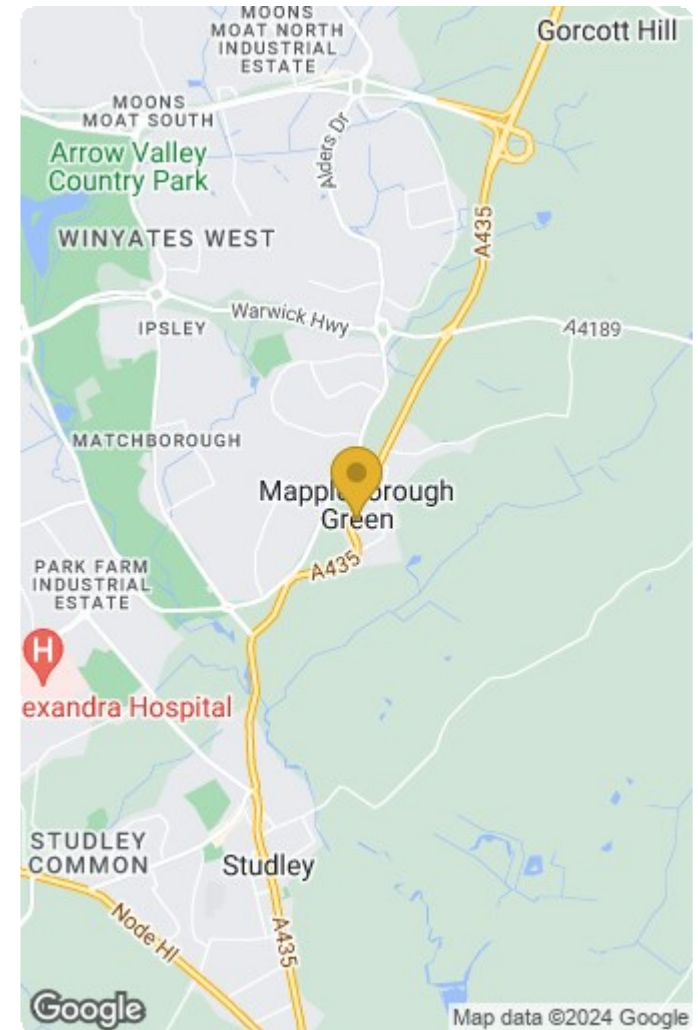
En-suite







Total area: approx. 209.4 sq. metres (2254.5 sq. feet)



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		