

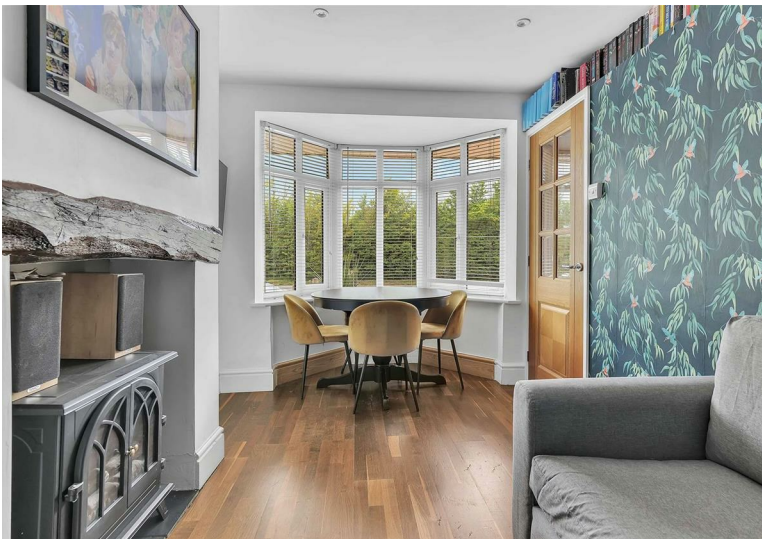


Birmingham Road, Mappleborough Green, B80 7BL

Offers in the region of £395,000

  
**KING**  
HOMES

EXTENDED and MODERNISED traditional bay fronted THREE BEDROOM family home positioned in a semi-rural location in the highly sought after village of MAPPLEBOROUGH GREEN. This attractive home offers spacious accommodation and enjoys a LARGE PLOT with a spacious front drive offering OFF-ROAD PARKING for multiple vehicles, INTEGRAL GARAGE and a generous enclosed rear GARDEN. The property has been extended and improved in a number of ways offering spacious and luxurious living. The internal living accommodation comprises of ENTRANCE HALLWAY, spacious LIVING ROOM, DINING ROOM, KITCHEN, DOWNSTAIRS CLOAK ROOM. The FIRST FLOOR LANDING has doors off to the THREE BEDROOMS, and the FAMILY BATHROOM.



This attractive property has true curb appeal; a smart, well-proportioned house featuring a charming bay window, a welcoming roofed front canopy and an integral garage. The property is set back behind a large well maintained block paved driveway providing off-road parking for multiple vehicles enclosed with fencing to the perimeter and a gated entrance leading to the rear garden.

Welcoming entrance hall has doors leading to the dining room and living room. The Dining Room is a lovely space with a charming front aspect bay window and feature fireplace with log burner. The large Living Room to the rear of the property provides comfortable living, with feature fireplace with log burner and french doors open up onto the rear patio and garden. The modern kitchen is fully fitted with an array of white wall and base units with integrated appliances and down-lights to the ceiling door leads to the lobby which provides further cupboards, and provides a further external access to the rear garden. Also leads to the downstairs W.C/Cloakroom.

To the first floor there are three fantastic sized double bedrooms, bedroom one and two both benefit from fitted wardrobes. The luxurious family bathroom is fully fitted with bath, toilet, wash basin with vanity, and separate shower with sleek glass enclosure. Finished to a high-end standard with modern finishing touches.

The large rear garden provides a large patio area, lawn with a path leading to the decking area. At the end of the garden, there is a garden room currently used as a gym, which could be used as a home office.

#### LOCATION

The property is in an enviable position within easy access of Studley Nature Reserve and The Heart of England Haydon Way Wood. With the benefit of being close to the local village inn, The Boot, it is also within the catchment area of the popular Mappleborough Green Primary School and the Outstanding registered Studley High School.'

Provides easy access to the M40 and M42 motorways. In a semi-rural location with the village of Studley close by offering a range of high street shopping and facilities. The towns of Alcester and the historic Stratford upon Avon are nearby. In the other direction lies the bustling town of

Redditch, featuring the Kingfisher shopping mall and a wide range of leisure facilities. Furthermore, Birmingham and Solihull are within easy reach.

#### Hall

**Living Room** 12'6" x 19'8" (3.82m x 6.01m)

**Dining Room** 13'2" x 8'6" (4.03m x 2.60m)

**Kitchen** 12'7" x 11'7" (3.85m x 3.55m)

#### Lobby

#### W.C/Cloakroom

**Bedroom 1** 8'11" x 10'11" (2.73m x 3.34m)

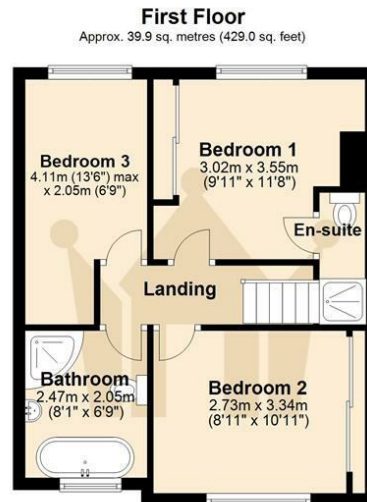
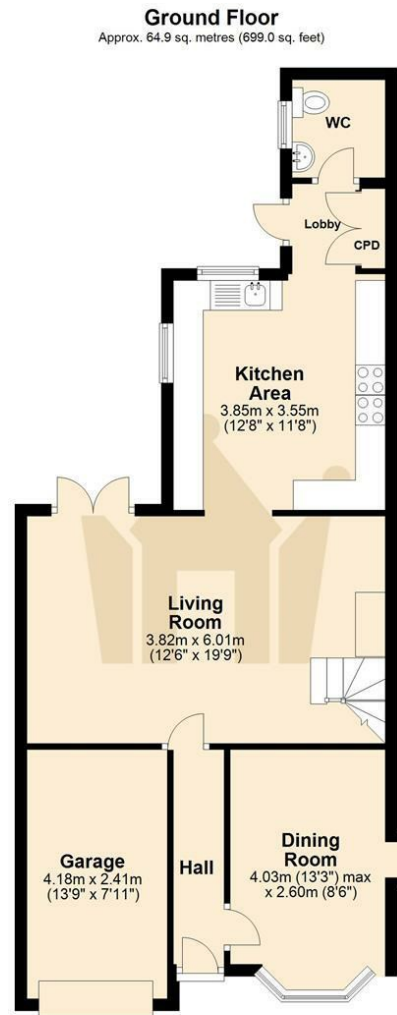
**Bedroom 2** 9'10" x 11'7" (3.02m x 3.55m)

**Bedroom 3** 13'5" x 6'8" (4.11m x 2.05m)

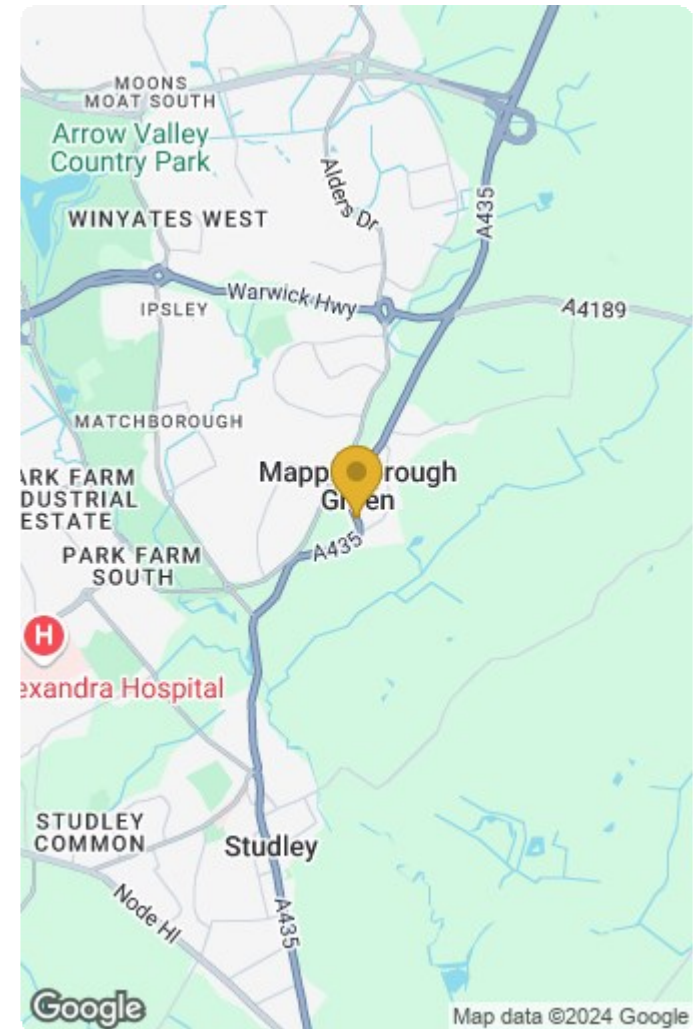
**Bathroom** 8'1" x 6'8" (2.47m x 2.05m)







Total area: approx. 104.8 sq. metres (1128.1 sq. feet)



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