



Birmingham Road, Mappleborough Green, B80 7BL

Guide price £675,000



**** Mappleborough Green ** Four Bedroom Detached Family Residence ** Driveway Parking For Multiple Vehicles ** Garage ** Generous Garden ****

Planning Permission for Large Extension Granted ** An impressive four-bedroom detached family home in the sought-after village of Mappleborough Green, offering generous accommodation, beautifully maintained interiors, and a wonderful sense of space. Set on a substantial plot, the property features a large driveway providing parking for multiple vehicles, an adjoining garage, and a stunning rear garden. Inside, the home boasts a bright hallway, dual-aspect living room flowing into a conservatory, a dining room with log-burning stove, a stylish kitchen with breakfast bar, and a versatile study/boot room. Upstairs, four bedrooms include a principal suite with fitted wardrobes and en-suite, complemented by a family bathroom. With granted planning permission for potential extension if desired, this home perfectly balances comfortable family living with scope for future development in one of the area's most desirable locations.



This impressive four-bedroom detached family home is set within the highly sought-after village of Mappleborough Green, offering generous accommodation, beautifully maintained interiors, and a wonderful sense of space both inside and out. Approached via a large driveway providing parking for multiple vehicles and tucked behind trees for privacy, the property occupies a substantial plot with an adjoining garage providing secure parking and storage, and a stunning rear garden. It also benefits from granted planning permission, offering the possibility for future extension or customisation if desired.

The home is entered through a tiled canopy porch into a bright, welcoming hallway, with Karndean flooring flowing throughout much of the ground floor. Doors lead to the main reception rooms, while a staircase rises to a galleried landing, enhancing the sense of light and space. The living room enjoys a dual aspect, with windows to the front and sliding doors opening into the conservatory, creating a seamless flow to the garden. A brick-built fireplace serves as a charming focal point, and the conservatory provides a peaceful spot to relax and enjoy the outlook.

The dining room features a log-burning stove set within a chimney breast, perfect for cosy evenings, with an understairs cupboard offering convenient storage. The kitchen is fitted with a range of grey cabinetry, quartz worktops, and a breakfast bar providing additional seating and storage. Integrated Neff ovens and a Belfast sink beneath the bay window complete the layout, while French doors open directly onto the rear garden, making this a superb space for family life and entertaining. A versatile study or boot room adds further flexibility, ideal as a home office or playroom.

Upstairs, the galleried landing is a striking feature, highlighted by a beautiful stained-glass window and an alcove ideal for shelving or display. The principal bedroom benefits from fitted Sharps wardrobes and a stylish en-suite shower room. Three further well proportioned bedrooms provide excellent family accommodation, and the family bathroom includes a separate bath, quadrant shower, WC, and wash basin, all finished to a high standard.

Outside, the rear garden is particularly attractive, with a

generous patio, well-kept lawn, and mature trees and planting, including a striking weeping willow at the far end. With its secluded feel and multiple seating areas, it offers the perfect setting for entertaining or relaxing outdoors.

Mappleborough Green combines the best of rural village life with easy access to nearby towns including Studley, Alcester, Redditch, Solihull, Stratford-upon-Avon, and Warwick. The village benefits from an excellent primary school, two public houses, garden centres with cafés, and a local shop, while nearby Studley offers a wider range of amenities including supermarkets, a leisure centre, and additional schooling options.

With spacious accommodation, four double bedrooms, and the optional scope for future development, this is a superb opportunity to acquire a beautiful family home in one of the area's most desirable locations.

Porch	
Hall	12'4" x 5'6" (3.78m x 1.70m)
Kitchen	8'7" x 17'1" (2.63m x 5.22m)
Dining Room	12'4" x 5'6" (3.78m x 1.70m)
Living Room	21'4" x 13'0" (6.51m x 3.97m)
Conservatory	10'3" x 9'3" (3.14m x 2.82m)
Snug/Boot Room	12'4" x 10'7" (3.78m x 3.24m)
Landing	
Bedroom 1	12'11" x 11'0" (3.95m x 3.37m)
En-suite	8'9" x 7'6" (2.67m x 2.31m)
Bedroom 2	11'10" x 9'10" (3.63m x 3.01m)
Bedroom 3	8'5" x 14'9" (2.59m x 4.52m)
Bedroom 4	7'8" x 13'0" (2.35m x 3.97m)
Bathroom	8'9" x 8'7" (2.67m x 2.62m)
Garage	21'4" x 13'0" (6.51m x 3.97m)







Total area: approx. 191.6 sq. metres (2062.6 sq. feet)



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