



**Birmingham Road, Mappleborough Green, B80 7BL**

**Offers over £500,000**

  
**KING**  
HOMES

**\*\* Superbly Presented Three Bedroom Detached Bungalow \*\* Impressive Landscaped Rear Garden \*\* Garage\*\* Driveway Parking \*\* Occupying a generous and private semi-rural plot, offering versatile single-storey living complemented by beautifully maintained gardens and extensive driveway parking. The property features a spacious 20ft+ living room with an electric fire and direct access to a superb conservatory overlooking the rear garden, creating an excellent flow of light and living space. A well-appointed kitchen with integrated appliances, separate utility room and guest WC add practicality, while three well-proportioned bedrooms and a modern shower room provide flexible accommodation. Externally, the home is enhanced by an impressive sweeping driveway, integral garage and a particularly attractive landscaped rear garden, fully enclosed and not overlooked, featuring a central water feature, patio seating areas and a versatile summer house ideal as a home office or studio, all combining to create a peaceful and highly desirable home.**



Occupying a generous and private semi-rural plot, this spacious three-bedroom detached bungalow offers versatile single-storey living, complemented by beautifully maintained gardens, extensive driveway parking and a superb conservatory overlooking the rear garden. The property is approached via an impressive sweeping driveway leading to a generous frontage, creating an immediate sense of space and privacy. Framed by a mature flowering cherry blossom tree, the approach enjoys a welcoming, picturesque feel throughout the seasons. A large lawn, contemporary planting and smart paving enhance the kerb appeal, while the substantial frontage provides ample off-road parking and access to the integral garage and main entrance. Set back from the road, the property enjoys a peaceful and distinguished presence with an elegant, executive-style arrival.

Internally, the accommodation is arranged around a central hallway, offering a practical and well-balanced layout ideal for day-to-day living. The principal living room is a generously proportioned, carpeted space featuring a focal electric fire, a pleasant front aspect window, and wide glazed doors opening into the conservatory, creating a natural flow of light and an excellent connection between the two spaces.

To the rear of the property, the impressive conservatory enjoys an abundance of natural light through its vaulted glass roof and full-height glazing, complemented by stylish porcelain tiled flooring and seamless access to the landscaped garden, creating an ideal space for dining, relaxing and entertaining throughout the year.

The kitchen is fitted with a wide range of units and integrated appliances, offering both practicality and excellent storage, while enjoying a well-planned layout. The separate utility room provides valuable additional storage and laundry space alongside a convenient guest WC.

The bungalow offers three well-proportioned bedrooms, providing flexibility for a variety of buyers, whether requiring guest accommodation, a home office or additional hobby space. The shower room is centrally positioned and fitted with a modern suite.

A particular feature of the property is the beautifully maintained and generously sized landscaped rear garden, offering an ideal space for both relaxing and entertaining. Mainly laid to lawn, the garden enjoys a wonderfully open feel while being fully enclosed and not overlooked, creating a secure and private outdoor environment. It is bordered by mature trees and established planting, providing a peaceful and attractive backdrop throughout the seasons. A stylish central water feature creates an appealing focal point, while a spacious patio seating area provides the perfect setting for outdoor dining and summer gatherings. To the rear of the garden, a further raised decked seating area offers an additional vantage point for relaxing or entertaining. The garden has been thoughtfully landscaped and exceptionally well cared for, further enhanced by the superb conservatory which overlooks the rear aspect and allows for a seamless connection between indoor and outdoor living. The summer house offers excellent versatility and could lend itself to use as a home office, studio or garden retreat, whilst a further garden shed provides additional storage.

#### **Porch**

#### **Hall**

**Living Room** 20'0" x 10'9" (6.10m x 3.30m)

**Conservatory** 16'4" x 14'5" (5.00m x 4.40m)

**Kitchen** 9'6" x 9'2" (2.91m x 2.80m)

**Utility** 6'0" x 7'8" (1.84m x 2.34m)

#### **W.C**

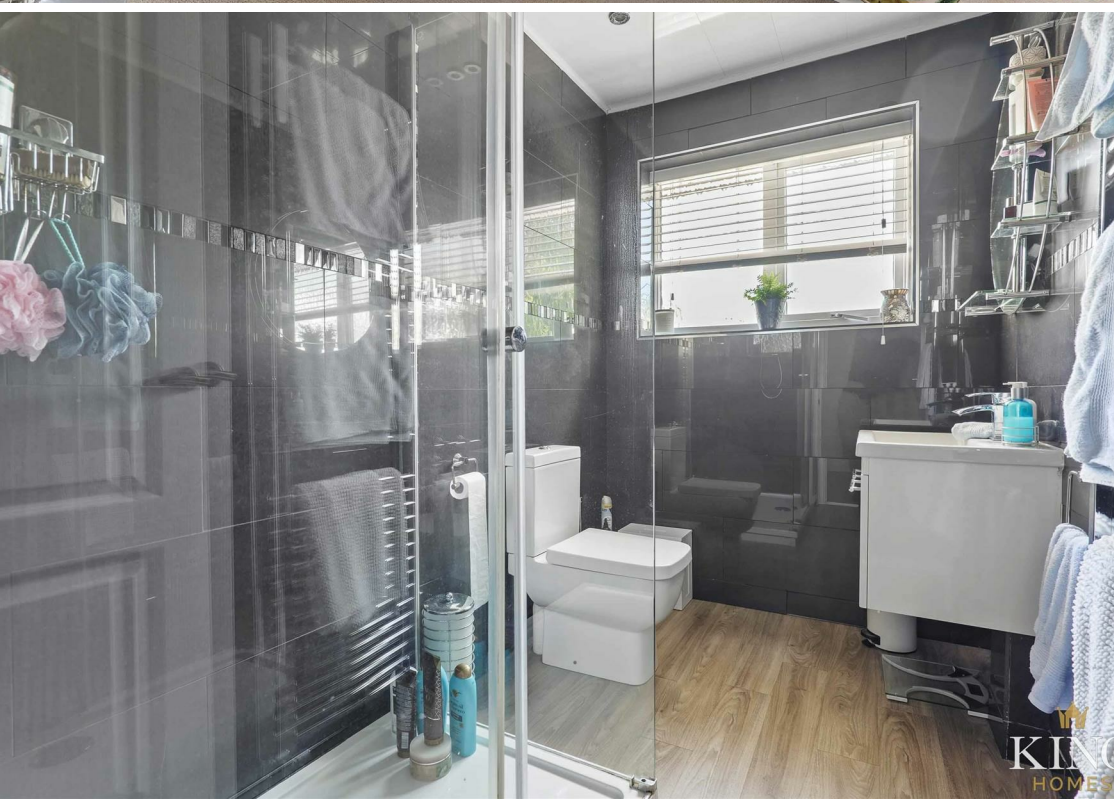
**Bedroom 1** 11'11" x 11'5" (3.64m x 3.49m)

**Bedroom 2** 14'1" x 7'5" (4.30m x 2.28m)

**Bedroom 3** 12'1" x 9'6" (3.70m x 2.90m)

**Shower Room** 9'6" x 6'7" (2.91m x 2.01m)

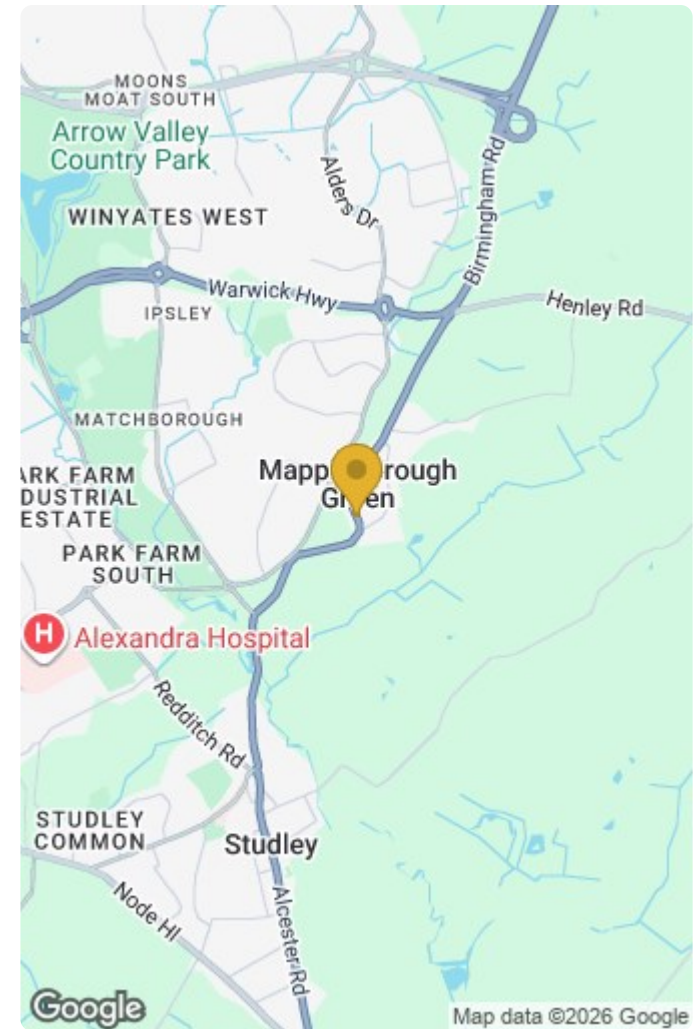
**Garage** 10'2" x 7'8" (3.10m x 2.34m)







Total area: approx. 125.3 sq. metres (1348.5 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		64	76
(39-54) E			
(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	