



**Touchwood, Pratts Lane
Mappleborough Green, Warwickshire B80 7BN
Offers In The Region Of £595,000**

A well presented three bedroomed detached bungalow, situated in the delightful semi-rural location of Mappleborough Green. The property benefits from a double garage, two reception rooms, modern fitted kitchen, utility room, conservatory, three good sized bedrooms and two bathrooms. Further benefiting from an attractive West Facing rear garden and ample driveway parking to the front.

Located on a very popular residential lane in the sought-after village of Mappleborough Green, the property provides the perfect blend of rural living with the ease of access to main road and motorway networks, with the nearby A435, giving, in turn, links to the M5, M40 and M42 motorways. The village has a number of facilities to include; 'The Boot Inn' public house, well regarded primary school, several garden centres, and a Chinese restaurant. There is also a local bus service (512) that runs from Redditch to Stratford-upon-Avon (and vice versa). In addition, the property is conveniently placed for the wide range of amenities on offer in Redditch, Studley and Alcester slightly further afield.



Set back from the road behind a gravelled driveway which provides parking for several vehicles and gives access to the double garage. There is a neatly landscaped foregarden and a timber gate provides side access to the rear of the property. A composite front door opens into:-

Porch

With quarry tiled flooring, UPVC double glazed leaded light window to the side and timber glazed door opening into:-

Entrance Hall

With hard wood flooring, radiator, linen cupboard with fitted shelving, and hatch giving access to the boarded loft, with drop down ladder, lighting and housing the gas central heating boiler and hot water tank.

From the hall, glazed double doors open into:-

Living Room

With UPVC double glazed french doors opening out to the rear garden and two UPVC double glazed matching windows to the rear, feature brick fireplace with inset log burning stove and tiled hearth, two radiators, and door opening into:-

Dining Room

UPVC double glazed french doors opening out to the rear garden, radiator and feature fireplace with inset gas fire with timber surround over.

Kitchen

Modern fitted kitchen with a range of wall, base and drawer units with square edged work surfaces over and matching up-stands, karndean flooring, UPVC double glazed window overlooking the rear garden, 1 1/4 sink unit with chrome mixer tap over, built in 'Lamona' electric fan assisted oven and built in 'Lamona' grill. Integrated fridge/freezer and integrated 'Lamona' dishwasher, inset 4-ring gas hob with matching splash back and door opening into the utility room and conservatory.

Utility Room

A range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap, tiling to splash backs, tiled flooring, space and plumbing for automatic washing machine and tumble dryer, space for additional fridge/freezer, double glazed Velux roof light and UPVC double glazed door with matching window to

the side, opening out to the side passageway, with timber shed and timber gate giving access to the front of the property.

Conservatory

With tiled flooring, UPVC double glazed french doors opening out to the rear garden, UPVC double glazed windows to two sides, radiator and wall lights.

Bedroom One

With UPVC double glazed leaded light bow window to the front, radiator, and an extensive range of fitted wardrobes, wall cupboards and dressing table, door opening into:-

En-Suite

Shower unit with mains fed 'Rain Head' shower over, additional hand held attachment and glazed pivot door, low level W.C, vanity unit with inset wash hand basin with chrome mixer tap over, karndean flooring, ladder style heated towel rail and extractor fan.

Bedroom Two

UPVC double glazed leaded light bow window to the front and radiator.

Bedroom Three

Currently used as a craft room/study, with two feature Velux roof lights and radiator.

Bathroom

4-piece suite comprising; corner bath with chrome mixer tap and shower attachment over, quadrant shower unit with mains fed 'Rain Head' shower, additional hand held attachment and glazed sliding door, vanity unit with inset wash hans basin and chrome mixer tap over, low level W.C with concealed cistern, modern vertical style radiator, karndean flooring, UPVC double glazed obscure window to the side, ladder style heated towel rail and extractor fan.

West Facing Garden

Well presented landscaped garden featuring paved patio areas, ideal for outdoor seating, lawned garden with a number of flower borders housing a range of plants, shrubs and bushes. Outdoor cold water tap.

Double Garage

With two up and over garage doors, power, lighting and cold water tap.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 71 Mbps and highest available upload speed 18 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, O2 & Vodafone being 'Good outdoor, variable in-home' coverage, and Three being 'Good outdoor' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in a low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

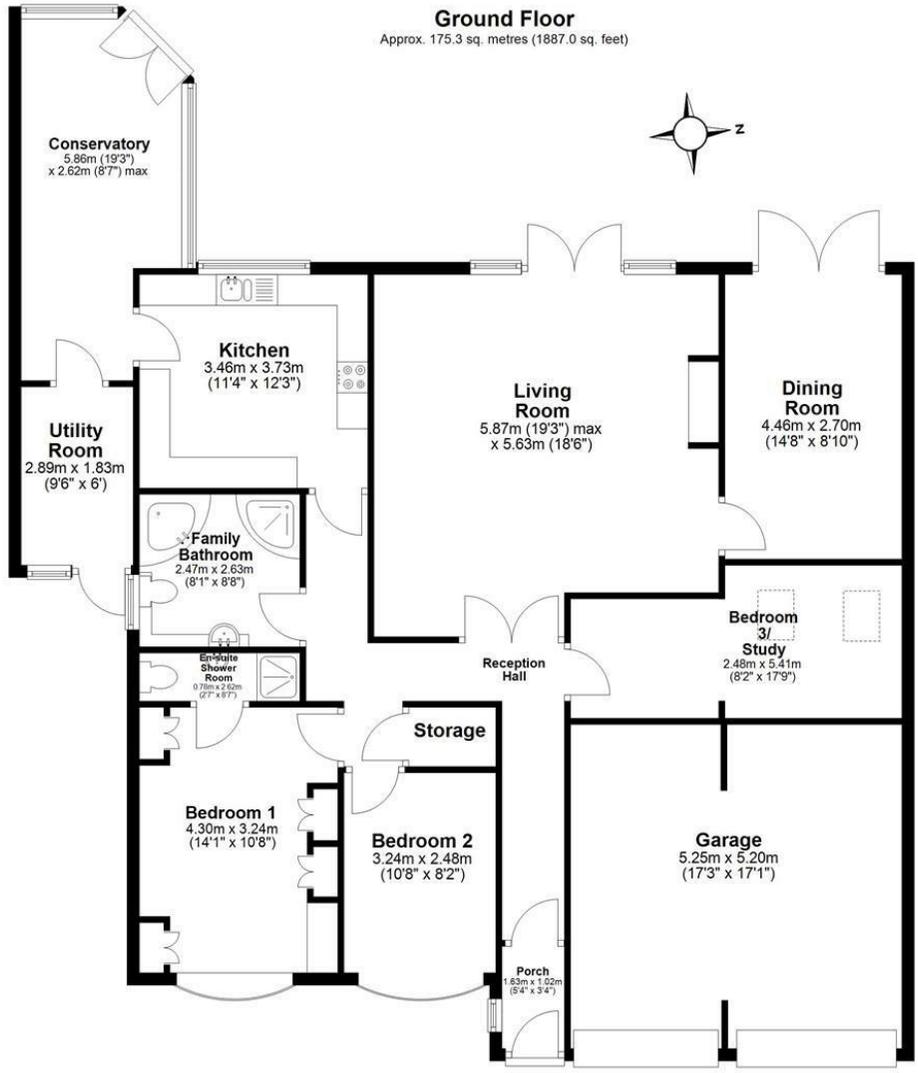
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Total area: approx. 175.3 sq. metres (1887.0 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	

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	

