

AP MORGAN



Pratts Lane, Mappleborough Green, Studley
Offers in excess of £475,000

Features:

- Contemporary two-bedroom detached bungalow
- Modern, well-fitted Kitchen/Diner
- Dining Room with large-picture window
- Impressive Shower Room with walk-in shower
- Ample Living Room with a private office space
- Conservatory overlooking the garden
- Very generous and versatile grounds
- Ample driveway for parking multiple vehicles

Description:

A well-presented detached bungalow, offering two bedrooms, modern fittings, off-road parking and an ample amount of land that presents even further potential, within the sought-after location of Mappleborough Green.

To the front of the property is a large, gravelled driveway providing ample off-road parking for multiple vehicles, and a front patio, leading to the front door.

The property's accommodation comprises; an open plan kitchen/diner, with a breakfast island, featuring two wine coolers, fridge, freezer, slimline induction hob with integrated extractor, two ovens, washing machine and sink, dining room, two double bedrooms, a shower room, providing a walk-in shower, WC and dual sinks, a spacious living room, featuring an office space and French doors, leading to the rear garden.

To the rear of the property is a generous garden, initially laid out to paved patio slabs, leading to a reasonably sized lawn, mature apple and pear trees, with fenced borders.

Situated in Mappleborough Green is roughly 1.6 miles from Studley village centre boasting an assortment of amenities, access to the River Arrow, and countryside walk.

This property is also roughly 4.3 miles from Redditch town centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Kitchen/Diner 17'4" x 19'8" (5.28m x 6m)

Dining Room 8'8" x 10'1" (2.64m x 3.07m)

Bedroom 1 12'2" x 9'7" (3.7m x 2.92m)

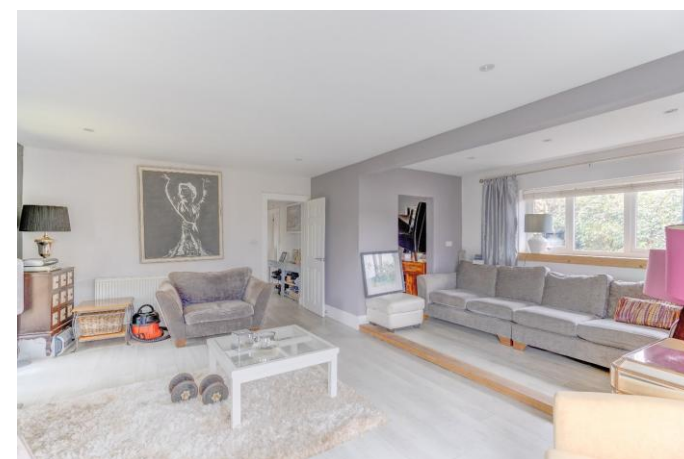
Bedroom 2 7'8" x 9'7" (2.34m x 2.92m)

Shower Room 10' x 5'9" (3.05m x 1.75m)

Office 5'9" x 6'10" (1.75m x 2.08m)

Living Room 19' x 20'1" (5.8m x 6.12m)

Conservatory 6'3" x 7'4" (1.9m x 2.24m)



EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

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Need a mortgage?

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Property to sell?

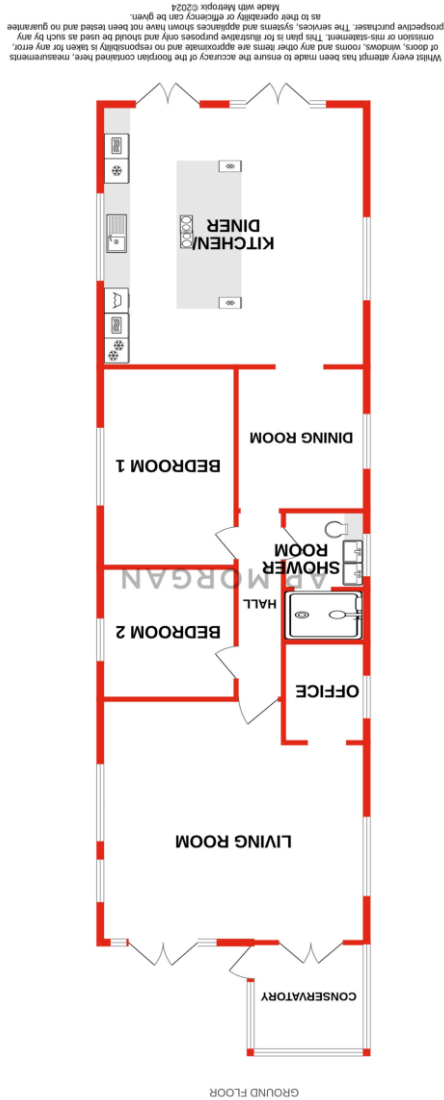
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