



Pratts Lane, Mappleborough Green, B80 7BN

£800,000


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King Homes are thrilled to present this beautiful detached four-bedroom family residence, situated within the highly desirable Pratts Lane within the village of Mappleborough Green.

Benefiting from the best of both worlds, Pratts Lane sits between the convenience of Studley Village, with its array of shops and amenities, and the likes of other stunning neighbouring villages such as popular Henley-in-Arden. The location of the property is also very handy for commuters with the M40 & M42 motorways within easy reach, giving immediate access to Solihull, Birmingham and London but also offers plenty of areas for countryside walks.



Stepping through to the welcoming hallway leading through to the kitchen-utility, living room, dining room, guest WC and under-stairs storage.

The bespoke breakfast kitchen/utility is in pristine condition with granite top surfaces, cream shaker style wall and base units with detailing, two double Belfast sinks, Britannia Range, feature splash back, integrated dishwasher and fridge freezer and tiled floor throughout. The kitchen has access through to the garage, living room and conservatory which is wonderfully bright and would make an ideal dining or entertaining area. A cupboard within the kitchen houses the brand-new Worcester Bosch boiler.

The sizeable sitting room is flooded with natural light from the bay window and warmed by feature open fireplace with brick surround. Moving on back through the hallway is the dining room which would also operate as a home office.

On first floor the landing branches, off to the four spacious double bedrooms and family bathroom and shower room.

The master bedroom is located at the rear of the house, this room benefits from a superb en-suite fitted with slipper bath, walk in shower and his and her sinks.

The second bedroom which could be used as the master is a roomy double with dressing room and the shower room could serve as an en suite for this room. Bedrooms 3 and 4 are both good sized doubles.

The family bathroom is modern with white WC and basin and shower bath chrome towel rail, white WC wall hung wash hand basin finished with Amtico flooring.

At the front of the property is a private front garden with the gates opening onto a spacious driveway that would fit approximately 4 vehicles. There is integrated double garage with power and lighting. Situated between two bungalows the sunny aspect rear garden is wonderfully private backing onto fields.

Hall 7'10" x 13'3" (2.41m x 4.04m)

W.C

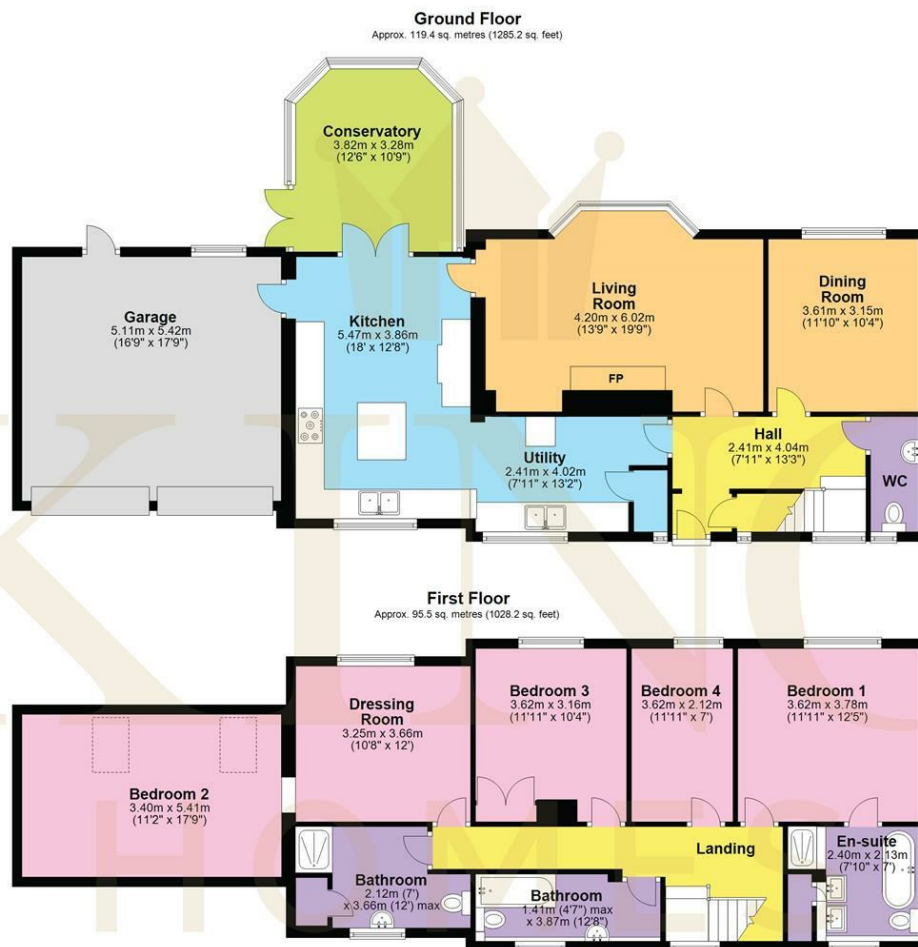
Dining Room 11'10" x 10'4" (3.61m x 3.15m)

Living Room	13'9" x 19'9" (4.20m x 6.02m)
Utility	7'10" x 13'2" (2.41m x 4.02m)
Kitchen	17'11" x 12'7" (5.47m x 3.86m)
Conservatory	12'6" x 10'9" (3.82m x 3.28m)
Landing	
Bedroom One	11'10" x 12'4" (3.62m x 3.78m)
En-Suite	7'10" x 6'11" (2.40m x 2.13m)
Bedroom Two	11'1" x 17'8" (3.40m x 5.41m)
Dressing Room	10'7" x 12'0" (3.25m x 3.66m)
Bathroom/En-Suite	6'11" x 12'0" (max) (2.12m x 3.66m (max))
Bedroom Three	11'10" x 10'4" (3.62m x 3.16m)
Bedroom Four	11'10" x 6'11" (3.62m x 2.12m)
Bathroom	4'7" (max) x 12'8" (1.41m (max) x 3.87m)
Double Garage	16'9" x 17'9" (5.11m x 5.42m)





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Total area: approx. 214.9 sq. metres (2313.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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	