



# **1 MULBERRY GROVE, TIDBURY GREEN, B90 1UL**

## **OFFERS AROUND £675,000**

- **WELCOMING RECEPTION HALLWAY**
- **DUAL ASPECT LOUNGE**
- **FAMILY ROOM**
- **FOUR DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **GUEST CLOAKS WC**
- **OPEN PLAN DINING KITCHEN**
- **UTILITY ROOM**
- **TWO EN SUITES**
- **GOOD SIZED REAR GARDEN**

Mulberry Grove is located on the new and exciting development 'Tidbury Heights' situated within the sought after village of Tibdury Green. Constructed by Bellway Homes, the development is well planned and laid out to take advantage of the mature trees that were on the farmland previously and have remained alongside areas of open green spaces and boundaries of traditional estate type fencing.

Tidbury Green benefits from excellent schooling and we are advised that the property falls within the catchment of the much sought after Tudor Grange Secondary School with infants and junior schooling being found at Tidbury Green School just around the corner on Dickens Heath Road.

There are excellent transport facilities within the village with excellent motorway access from the M42 Junction 3 some 2.5 miles distant and train services from Whitlocks End Railway Station which is approximately 1 mile away.

An excellent location therefore for this well presented family home which enjoys a private aspect over a mature tree line to the fore; and is situated back from the road behind a front driveway with foregarden having hedgerow surround. The driveway extends to the front door, which opens directly to the

### WELCOMING RECEPTION HALLWAY



Having straight flight staircase rising to the first floor with 'ash' handrail, two ceiling light points, central heating radiator and doors opening to the lounge, dining kitchen, guest cloaks WC and useful cloaks storage cupboard

### GUEST CLOAKS WC



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, extractor fan, tiled flooring, complementary wall tiling, concealed cistern WC and pedestal wash hand basin

### DUAL ASPECT LOUNGE 17'9" into bay x 12'2" (5.41m into bay x 3.71m)

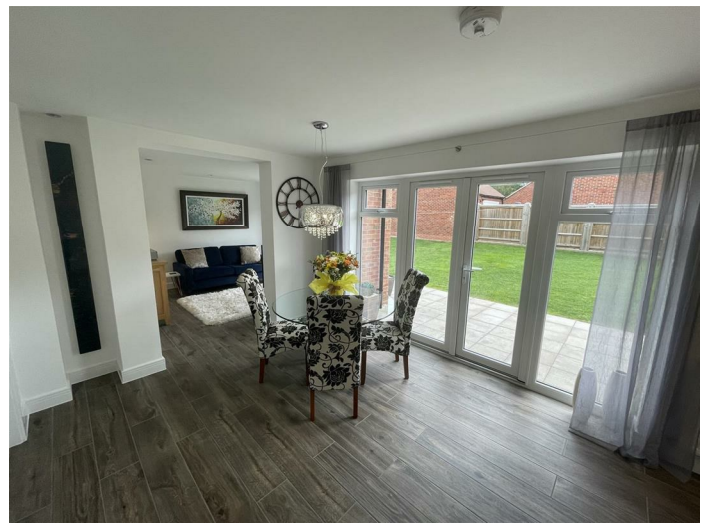


Having UPVC double glazed box bay window to the front and two UPVC double glazed side light release windows, ceiling light point and central heating radiator

**SUPERB OPEN PLAN DINING KITCHEN**  
**23'8" x 12'10" max (10'0" min) (7.21m x 3.91m**  
**max (3.05m min))**



Having open access to the family room, door to the utility, understairs storage cupboard, ceiling light point and recessed ceiling spotlights, central heating radiator, tiled flooring, UPVC double glazed double opening french style doors with full height side windows, and additional full drop window to the rear garden, space for dining table and being fitted with a comprehensive range of 'shaker' style wall and base mounted storage units with compound granite work surfaces over having inset undermounted 1.5 bowl sink with mixer tap and spotlighting over, integrated dishwasher and wine cooler, central island unit with breakfast bar seating area and inset gas hob with suspended extractor canopy over and an impressive bank of contrasting tower storage with integrated fridge, freezer and electric oven



**FAMILY ROOM**  
**11'4" x 10'5" (3.45m x 3.18m)**



Having UPVC double glazed double opening french style doors with full height side windows to the rear garden, recessed ceiling spotlights, central heating radiator and tiled flooring

**UTILITY ROOM**  
**6'2" x 5'5" (1.88m x 1.65m)**

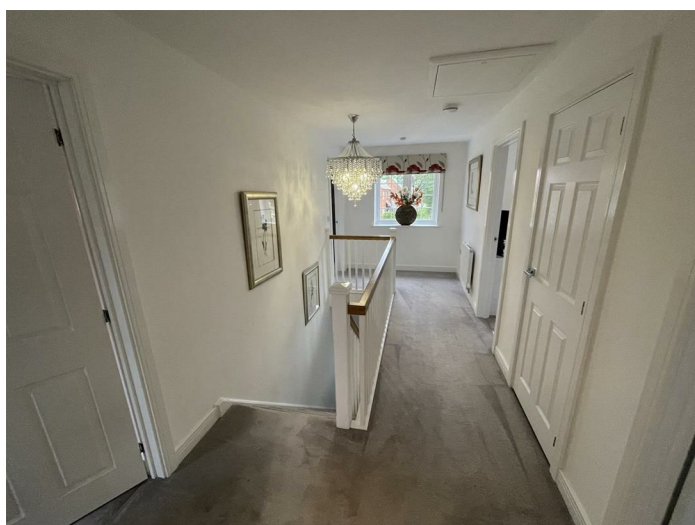


Having tiled flooring, ceiling light point, extractor fan, base level storage unit with work surface over incorporating sink and drainer, central heating radiator and door opening to the garage

**INTEGRAL GARAGE**  
**19'9" x 10'0" (6.02m x 3.05m)**

Having up and over door to the front driveway, light and power

**GALLERIED FIRST FLOOR LANDING**



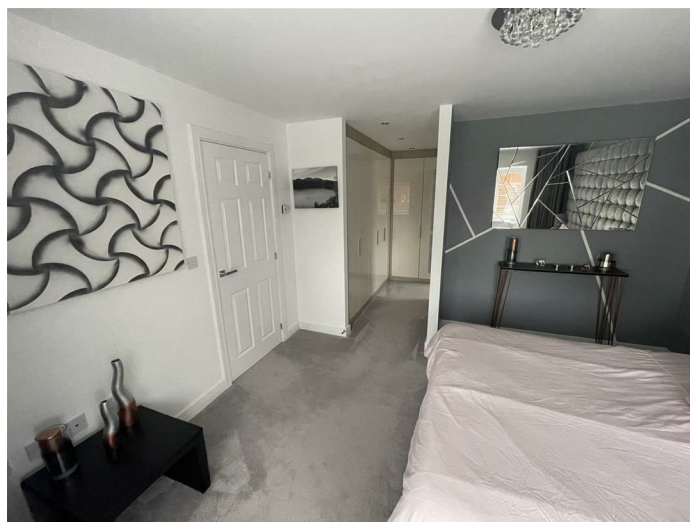
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and doors off to four bedrooms, bathroom and airing cupboard

**BEDROOM ONE**  
**13'9" into bay x 12'2" (4.19m into bay x 3.71m )**



Having UPVC double glazed box bay window the front, ceiling light point, central heating radiator and open access to the dressing area

**DRESSING AREA**



Having recessed ceiling spotlights, fitted wardrobes providing hanging rail and shelf storage and door opening to the en suite shower room

## EN SUITE SHOWER ROOM



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, extractor fan, tiled flooring, complementary wall tiling, tandem shower enclosure with sliding glazed screen, pedestal wash hand basin and concealed cistern WC

## BEDROOM TWO

**16'2" max x 12'4" max (4.93m max x 3.76m max)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and door opening to the en suite shower room

## EN SUITE SHOWER ROOM



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, extractor fan, tiled flooring, complementary wall tiling, tandem shower enclosure with sliding glazed screen, pedestal wash hand basin and concealed cistern WC

## BEDROOM THREE

**15'0" x 9'5" (4.57m x 2.87m)**



Having two UPVC double glazed windows to the front, ceiling light point, central heating radiator and built in wardrobe

## BEDROOM FOUR

**12'5" x 9'7" (3.78m x 2.92m)**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

## FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, extractor fan, tiled flooring, complementary wall tiling, panelled bath, tandem shower enclosure with sliding glazed screen, pedestal wash hand basin and concealed cistern WC

## OUTSIDE

### REAR GARDEN

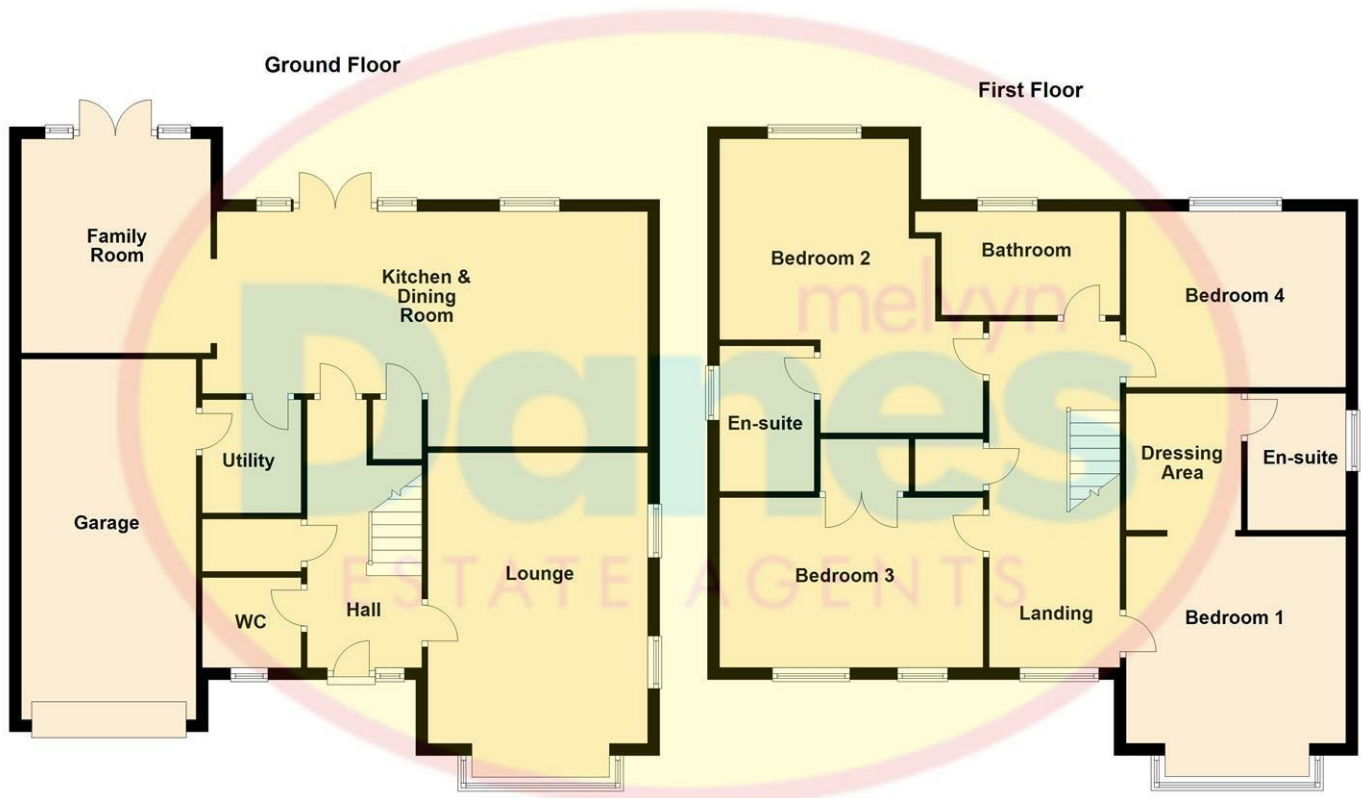


Being a wide plot owing to the corner position and having paved patio area with lawn beyond that extends behind the neighbouring garage where a shed is concealed, gated side access and fenced surround



**Floor Plan**

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**LOCATION**

From our Shirley Office proceed straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane following all the way to the T junction and bearing left onto Haslucks Green Road. Pass the drawbridge following the road around to the left at the bend onto Tilehouse Green Lane. Proceed past the golf club and continuing over the staggered crossroads into Fulford Hall Road, turning left onto Dewberry Road, bearing left at the T junction where Mulberry Grove can be found on the left hand side.

**TENURE**

We are advised that the property is Freehold.

**VIEWING**

By appointment only please with the Shirley office on 0121 744 2801.

**THE CONSUMER PROTECTION REGULATIONS**

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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	