



VAUGHANREYNOLDS
ESTATE AGENTS

2 Mappleborough Place, Haye Lane
Mappleborough Green, Studley, B80 7BU



The Property

An individually designed four bedroom, four bathroom detached family home offering spacious and flexible living accommodation. Built in 2022, 2 Mappleborough Place is a fusion of traditional build style with character focal points and environmentally friendly "New Build" techniques.

A spacious and bright entrance hallway, highlighted by a stunning roof lantern, sets the atmosphere for the house. Underfloor heating is present throughout the property, ensuring comfort and warmth in every area. Electric blinds are installed in key locations, including blackout blinds in the Principal Suite, all controllable via remote.

The centerpiece of the home is a beautifully crafted open-plan Kitchen/Dining/Living Room. The Kitchen comes equipped with a variety of integrated appliances, an American fridge freezer, and stylish quartz countertops with built-in USB charging points. Bi-folding doors lead to a large patio, allowing natural light to pour in, creating a smooth transition between indoor and outdoor spaces.

Off the main hallway are three well-sized Bedrooms. The main two Bedrooms feature pitched ceilings, built-in wardrobes, and chic En-Suite shower rooms. The Principal Suite also has sliding doors that open onto the rear patio. The third Bedroom is a spacious double with an En-Suite shower room.







A secondary hallway leads to the fourth bedroom, currently set up as a home office but easily convertible into a large double bedroom. Bedroom four is served by a fully tiled family bathroom, which includes a large bathtub and an integrated vanity unit.

The hallway leads to a Utility Room, which has a sink, space for appliances, and access to the rear garden. The Double Garage can be accessed from the utility room and has an electric up-and-over door, providing space for parking or storage. A staircase leads to a fully boarded room above the garage, offering great potential for conversion into an extra room or serving as convenient storage.

Set within 0.36 acres, the south facing outdoor space includes a vast lawned area which wraps around to the side of the property with side access to the garden shed and a generous rear patio with convenient electric points for outdoor use.

The Location

The village features two popular pubs, three reputable garden centres, a Chinese restaurant, and a handy petrol station. The A435 offers easy access to the M40 and M42, with Birmingham Airport just 25 minutes away. Nearby towns such as Redditch, Tanworth-in-Arden and Studley offer a range of amenities, schools, and leisure options.





1



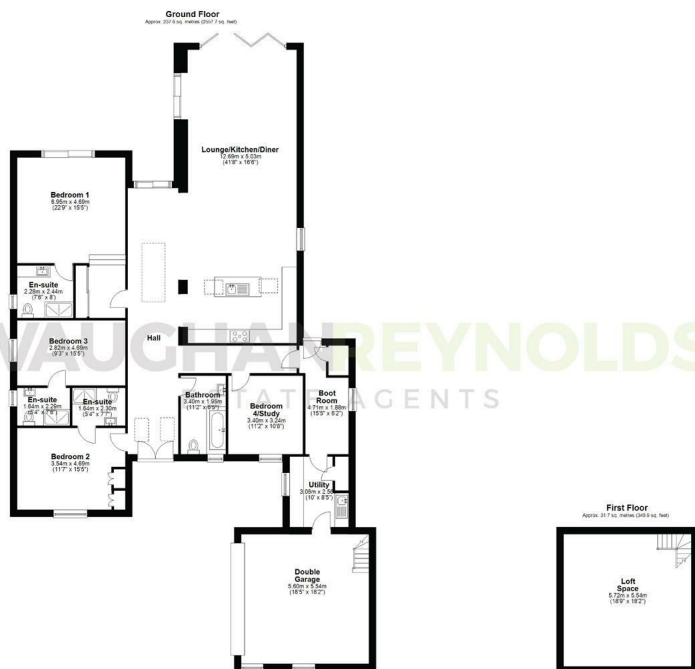
4



4

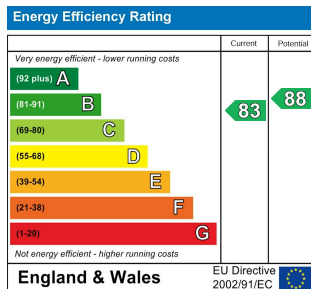


0.36 acre(s)



Total area: approx. 269.3 sq. metres (2688.6 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.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk