



St. Martins Avenue, Studley, B80 7JJ

Guide price £325,000


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HOMES

EXTENDED, LARGE, THREE BEDROOM, semi-detached family home with garage enjoying a great location in Studley. Beautifully presented throughout, briefly comprises; Entrance Hallway, Living Room, Family Room, Kitchen, Separate Dining Room, First Floor Bathroom, Three Good Sized Bedrooms. Driveway Parking for 4 cars, Landscaped Rear Garden. This outstanding traditional, semi-detached home has been extended and maintained both internally and externally to create stylish and versatile living accommodation arranged over two floors.



The property features a well-maintained tarmac driveway at the front, providing off-road parking for up to four vehicles. Towards the rear, there is a generously sized landscaped garden. This garden boasts lush lawns, inviting decking areas perfect for entertaining, and neatly arranged well-established shrubs that line the borders.

Upon entering the property, you're welcomed by a beautifully presented interior. The ground floor features an entrance hallway with stairs leading to the first floor, along with a convenient under stairs cupboard and access to various rooms. To the front, there's a generously sized living room boasting a bay window and a traditional fireplace with an electric fire, adding warmth and character to the space. Adjacent to the living room is a spacious dining room, perfect for hosting gatherings or enjoying family meals. Additionally, there is a separate family room offering even more living space. Bi-fold doors open into the rear garden. The modern kitchen, equipped with ample cabinetry, is a focal point of the home. It seamlessly connects to the family room, creating a fluid and inviting atmosphere.

Ascending to the first floor, you'll find a well-lit landing area that serves as a hub connecting the various rooms. There are three bedrooms on this floor, each offering comfortable living spaces for occupants including fitted wardrobes. Additionally, there's a family bathroom.

The property will make a superb family home, providing spacious accommodation and an enviable location, close to good schooling, and local amenities. This residence further benefits from gas central heating and double glazing.

Entrance Hall

Living Room 12'11" x 10'4" (3.94m x 3.15m)

Family Room 11'11" x 15'8" (3.65m x 4.80m)

Kitchen 10'10" x 7'3" (3.31m x 2.21m)

Dining Room 10'10" x 9'1" (3.31m x 2.78m)

Landing

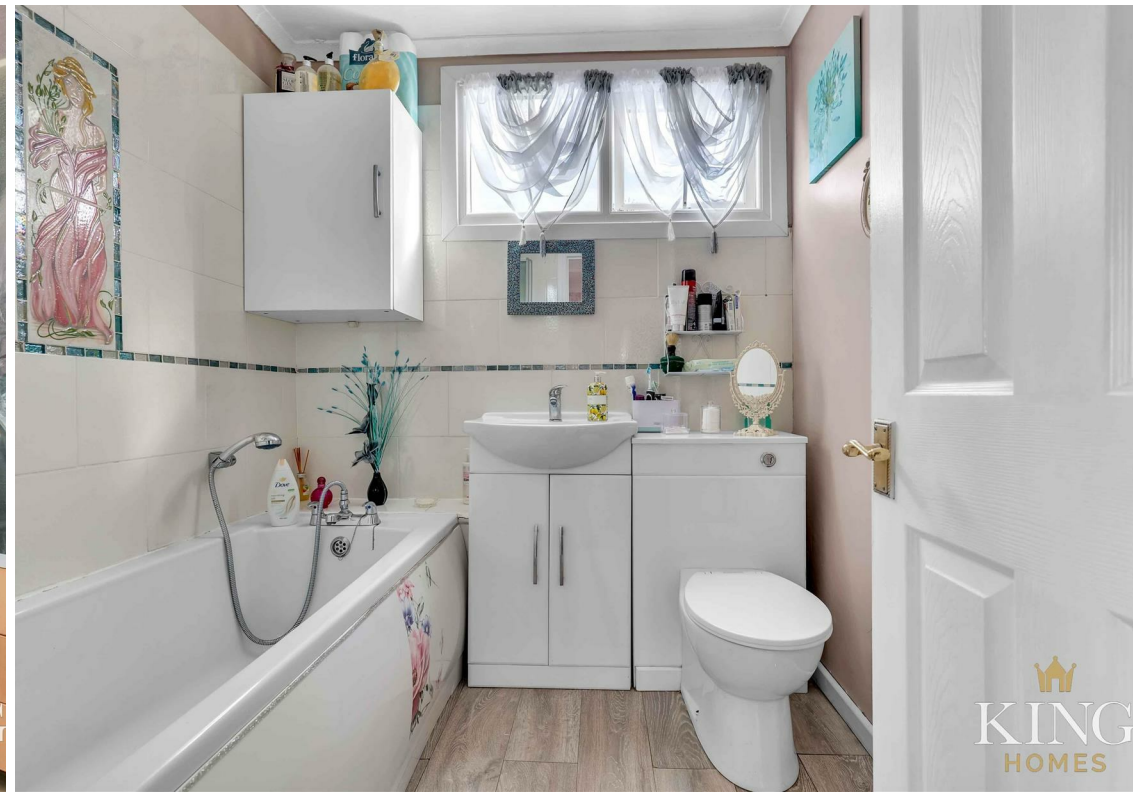
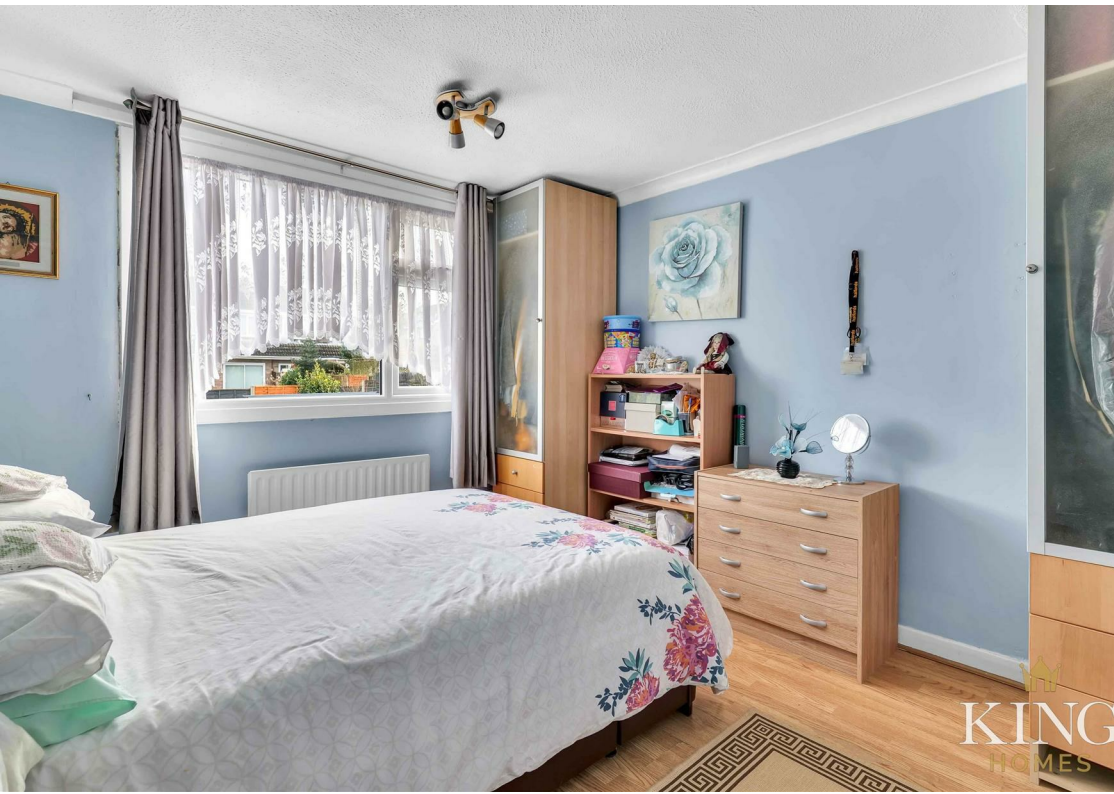
Bedroom 1 12'11" x 6'6" (3.94m x 2.00m)

Bedroom 2 10'10" x 10'4" (3.31m x 3.15m)

Bedroom 3 9'8" x 6'9" (2.95m x 2.08m)

Family Bathroom 6'2" x 6'2" (1.90m x 1.88m)

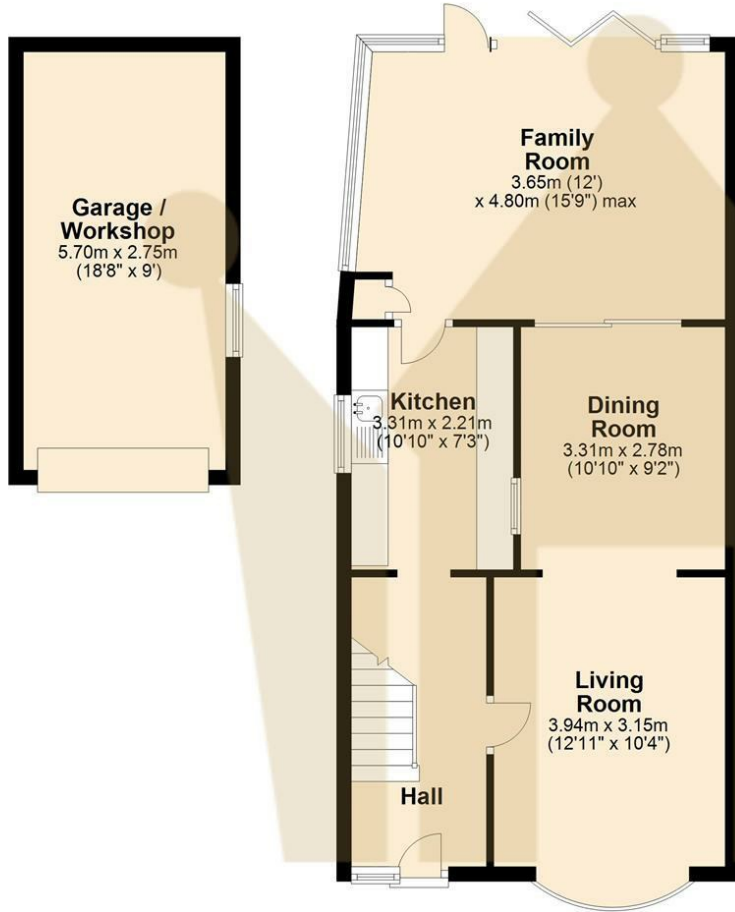
Garage 18'8" x 9'0" (5.70m x 2.75m)





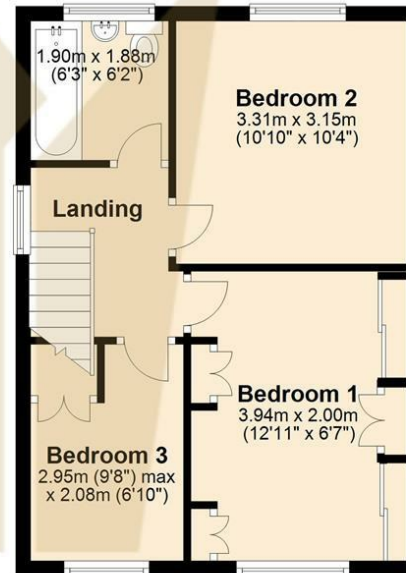
Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)

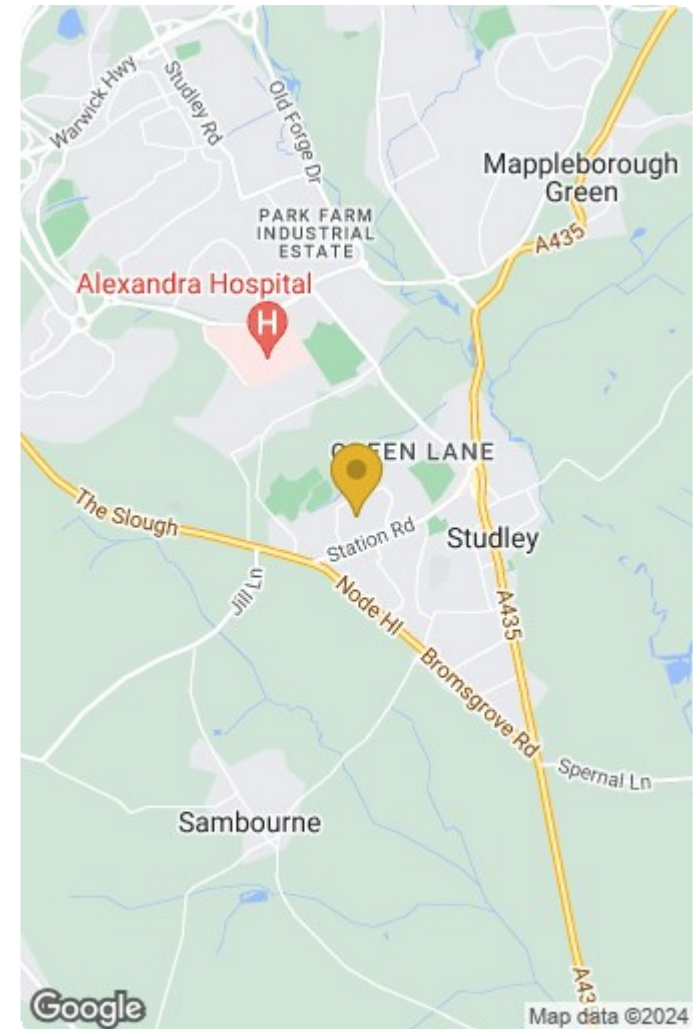


First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 109.6 sq. metres (1180.0 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		