



Alcester Road, Studley, B80 7NL

Offers over £350,000



****2284 square feet** *Ideal for Buy to Let/ Air BnB* UPDATED 6 BEDROOM Family home set over 4 FLOORS and includes a SELF CONTAINED ANNEXE. Situated on Alcester Road in the heart of Studley village. In brief comprises an expansive Living room, Dining Room, Modern Kitchen, Utility, 5 bedrooms, Family Bathroom and Cellar in the main family home. Further in the 'annexe' another bedroom, Kitchen Diner and Shower room. ***Newly Fitted Triple Glazed Windows and External Doors throughout*****



Situated on Alcester Road in the heart of Studley village, this property offers easy access to the numerous local amenities and excellent schooling options for all ages. Additionally, the M42/M40/M5 motorway links provide convenient travel connections.

Upon entering the property, you will be greeted by a welcoming, expansive reception room that currently serves as the main living area, featuring the elegance of dual front-facing triple-glazed windows, offering abundant natural light. Double doors flow seamlessly into a separate dining room adorned with wooden flooring, featuring a log burner and double doors that open onto a charming, private garden.

The newly fitted kitchen is spacious and equipped with both wall and base units and integrated appliances, with tiled flooring that extends into the utility room and downstairs WC located at the rear of the property. The underground cellar provides a convenient space for storing items.

Moving to the first floor, you will discover the master bedroom that benefits from a walk in wardrobe, two further generously sized double bedrooms. and the main family bathroom, which has been fitted with modern finishing touches. The second floor offers two more sizable bedrooms, with ample built-in storage, as well as additional storage space in the eaves.

A fenced and enclosed private garden awaits outside, featuring a low maintenance block paved area designed for entertainment and relaxation.

The self-contained annexe, known as 'The Annexe', includes a kitchen, lounge/diner, shower room, and a good-sized double bedroom.

LOCATION

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STUDLEY VILLAGE with its rural appeal, is based in the county of Warwickshire, arguably one of England's most beautiful counties, and accessible enough for relatives and friends to have an easy commute from the M40 & M42

motorways. Further afield is the historic town of Stratford-Upon-Avon, which you can access via regular and reliable public transport.

Features

Freehold
6 Bedrooms
Recently modernised throughout
Self contained Annexe
Character property
Spacious cellar
Private rear garden
Triple glazing
Central heating

Viewing is highly recommended to fully appreciate all that this property has to offer.

Living Room 11'10" x 19'6" (3.63m x 5.96m)

Dining Room 16'3" x 8'11" (4.96m x 2.72m)

Kitchen 11'7" x 10'3" (3.55m x 3.14m)

Utility 6'7" x 5'8" (2.01m x 1.75m)

WC

First Floor

Bedroom One 12'0" x 12'6" (3.66m x 3.82m)

Bedroom Two 11'11" x 12'3" (3.64m x 3.75m)

Bedroom Four 11'8" x 10'5" (3.57m x 3.20m)

Bathroom 8'1" x 10'3" (2.48m x 3.13m)

Second Floor

Bedroom Three 15'2" x 13'1" (4.64m x 4.00m)

Bedroom Five 11'10" x 9'10" (3.61m x 3.01m)

Self Contained Annex

Lounge/Diner 17'8" x 11'4" (5.40m x 3.46m)

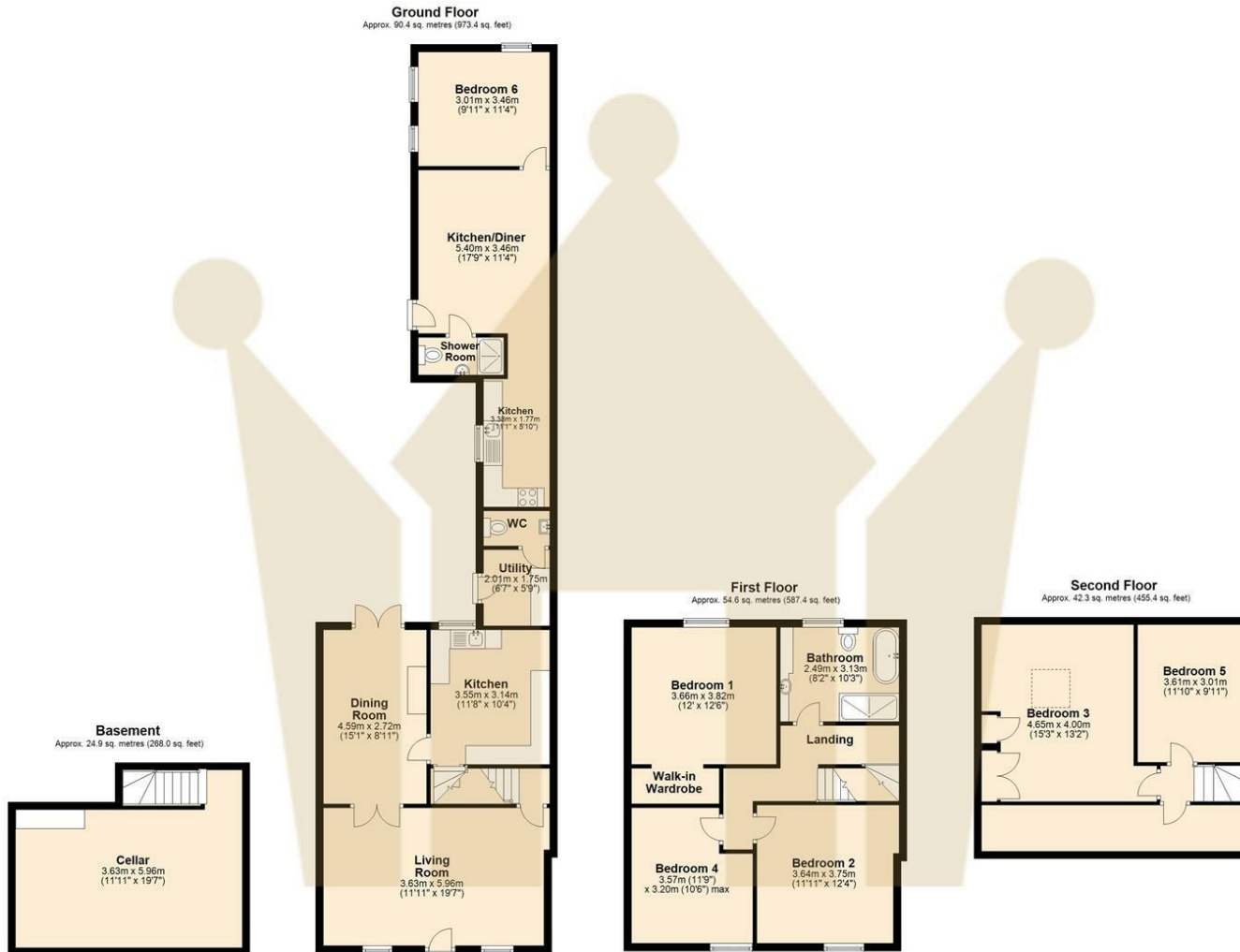
Kitchen 11'1" x 5'9" (3.38m x 1.77m)

Bedroom Six 9'10" x 11'4" (3.01m x 3.46m)

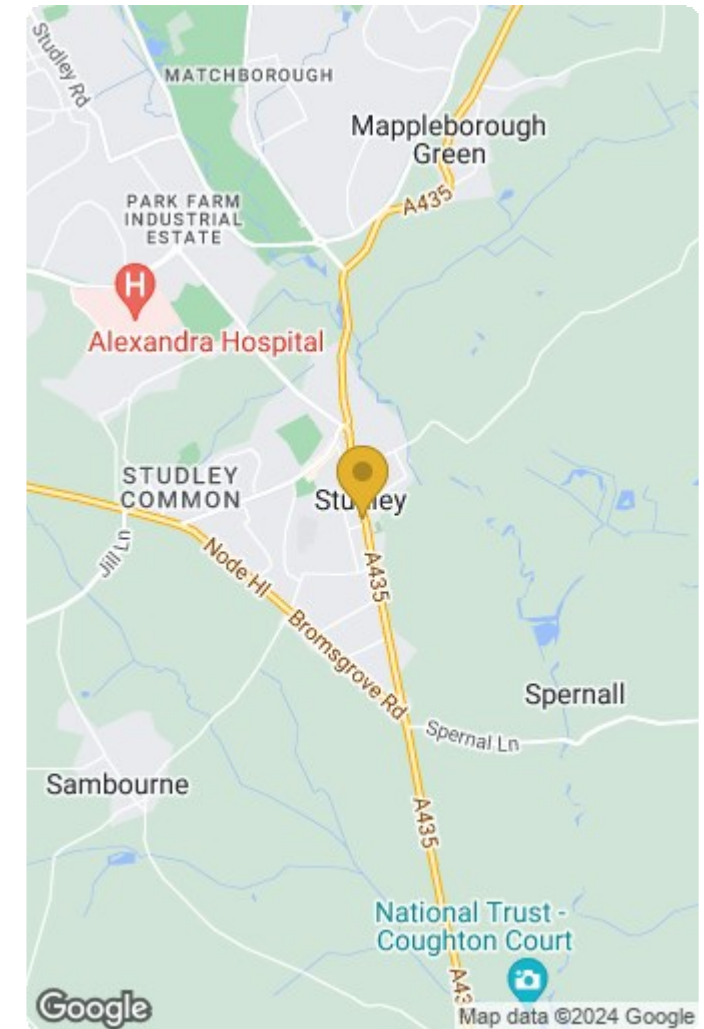
Shower Room







Total area: approx. 212.2 sq. metres (2284.2 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		85

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		