



Westmead Avenue, Studley, B80 7NB

Offers over £325,000



****1428 Sq Ft Approx ** EXTENDED LARGE ** THREE BEDROOM SEMI-DETACHED ** FAMILY HOME ** GARAGE ** GREAT LOCATION IN STUDLEY
** PORCH ** ENTRANCE HALL ** IMPRESSIVE LOUNGE DINING ROOM ** FAMILY ROOM ** CLOAKROOM/UTILITY ** 3 GOOD SIZED DOUBLE
BEDROOMS ** MODERN RECENTLY FITTED FAMILY SHOWER ROOM ** DRIVEWAY PARKING FOR 3 CARS ** GOOD SIZED REAR GARDEN ** This
outstanding traditional, semi-detached home has been extended to create versatile living accommodation arranged over two floors. Has great POTENTIAL
TO IMPROVE.**



Outside the property is an attractive traditional semi detached property with garage to the front. Driveway parking, providing offroad parking for 2 vehicles. Attractive brick wall to the front border of the property. Towards the rear, there is a generously sized landscaped garden, fully enclosed with fencing. This garden boasts lush lawns, inviting paved patio area perfect for entertaining, and neatly arranged well-established shrubs that line the borders.

Upon entering the property, there is a convenient porch leading to the entrance hallway that welcomes you to the extensive ground floor living space.. The ground floor features an entrance hallway with stairs leading to the first floor with doors leading to various rooms including a door to the garage. To the rear of the property there is a fantastic large Living/Dining Room spanning over 7 meters, perfect for hosting gatherings or enjoying family meals, with French Doors leading to the the rear garden. Additionally, there is a separate generously sized family room offering even more living space to the front of the property with an attractive Bay Window. The Kitchen Breakfast room equipped with ample cabinetry, is a good size with window overlooking the rear garden, and benefits from a side external door.

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 good sized double bedrooms on this floor, each offering comfortable living spaces for occupants. Additionally, there's a recently refitted modern 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.

Porch

Hall

Family Room 11'10" x 11'0" (3.63m x 3.37m)

Lounge / Dining Room 23'0" x 12'0" (7.02m x 3.68m)

Kitchen / Breakfast 15'11" x 10'8" (4.86m x 3.27m)

Cloakroom / Utility

Landing

Bedroom One 12'0" x 12'0" (3.67m x 3.67m)

Bedroom Two 11'11" x 11'1" (3.64m x 3.39m)

Bedroom Three 11'11" x 11'8" (3.64m x 3.56m)

Shower Room 6'1" x 9'10" (1.86m x 3.01m)

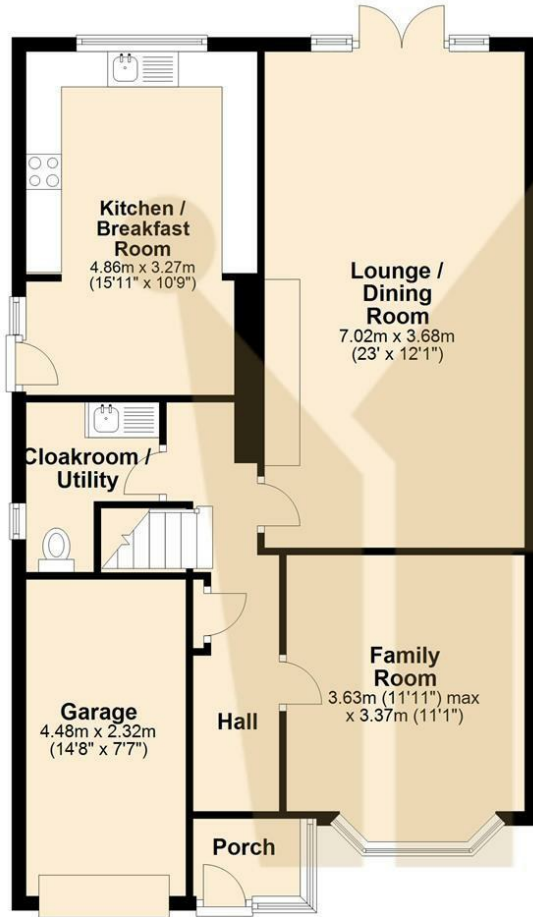
Garage 14'8" x 7'7" (4.48m x 2.32m)





Ground Floor

Approx. 80.7 sq. metres (869.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 132.7 sq. metres (1428.3 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		