



**Bromsgrove Road, Studley, B80 7PE**

**Guide price £450,000**





**EXTENSIVE THREE BEDROOM DETACHED FAMILY HOME** situated on the sought after Bromsgrove Road in Studley. Offering spacious living accommodation. This attractive home enjoys a **LARGE PLOT** with **DRIVEWAY PARKING**, **INTEGRAL GARAGE** and a generous enclosed rear **GARDEN**. The internal living accommodation comprises of **ENTRANCE PORCH**, **HALLWAY** with stairs rising to the first floor, spacious **LIVING ROOM**, **FAMILY ROOM**, **KITCHEN**, **DINING ROOM**, **WC**. The **FIRST FLOOR LANDING** has doors off to the **THREE BEDROOMS**, and the **FAMILY BATHROOM** and **SEPARATE W.C.**



This attractive property has true curb appeal; a smart, well-proportioned house features a charming bay window, a welcoming porch and an integral garage. The property is set back behind a long driveway providing off-road parking for multiple vehicles. Adjacent to the drive there is a large well kept lawned fore garden with plants and shrubery adding a refreshing touch of colour and elevating the overall visual appeal of the property.

To the Ground floor: Upon entering through the convenient porch another door leads to the hallway with doors leading to various rooms and stairs rising to the first floor and under-stairs storage cupboard. LARGE front aspect FAMILY LIVING ROOM with charming bay window. The Kitchen equipped with a well arranged layout offer ample wall and base units including integrated appliances. Flows beautifully into the separate dining area which leads to an additional FAMILY ROOM with dual aspect windows and sliding door leading to the rear garden. Further to the ground floor a convenient utility room and downstairs W.C. And internal door also leads to the integral garage.

To the First Floor: There is a family bathroom and three bedroom all with fitted wardrobes. There is also an additional separate W.C.

To the rear there is a large garden plenty of potential to further extend if desired subject to planning permission.

#### LOCATION

Studley Village is a vibrant community offering a variety of convenient amenities and services, including shops, barbers, accountants, cafes, and pubs. The village benefits from an ideal location, providing easy access to the M40 and M42 motorways. It also has a rural charm, leading to picturesque villages in the Warwickshire countryside and popular destinations like Alcester, Bidford-upon-Avon, and the historic Stratford-upon-Avon. In the other direction lies the bustling town of Redditch, featuring the Kingfisher shopping mall and a wide range of leisure facilities. Further afield, Birmingham, Solihull, and even London are within reach, making Studley an excellent choice for commuters. The village is also known for its good schools and regular bus service to surrounding areas.

#### **Porch**

#### **Hall**

**Kitchen** 10'9" x 10'5" (3.28m x 3.20m)

**Dining Room** 10'9" x 10'3" (3.28m x 3.14m )

**Living Room** 14'4" x 14'9" (4.38m x 4.51m )

**Family Room** 12'0" x 14'2" (3.68m x 4.32m)

#### **Downstairs W.C**

#### **First Floor Landing**

**Bedroom 1** 10'9" x 9'1" (3.28m x 2.79m)

**Bedroom 2** 10'5" x 14'5" (3.20m x 4.41m )

**Bedroom 3** 5'3" x 9'4" (1.61m x 2.85m)

**Bathroom** 5'8" x 5'4" (1.73m x 1.64m)

#### **Separate W.C**





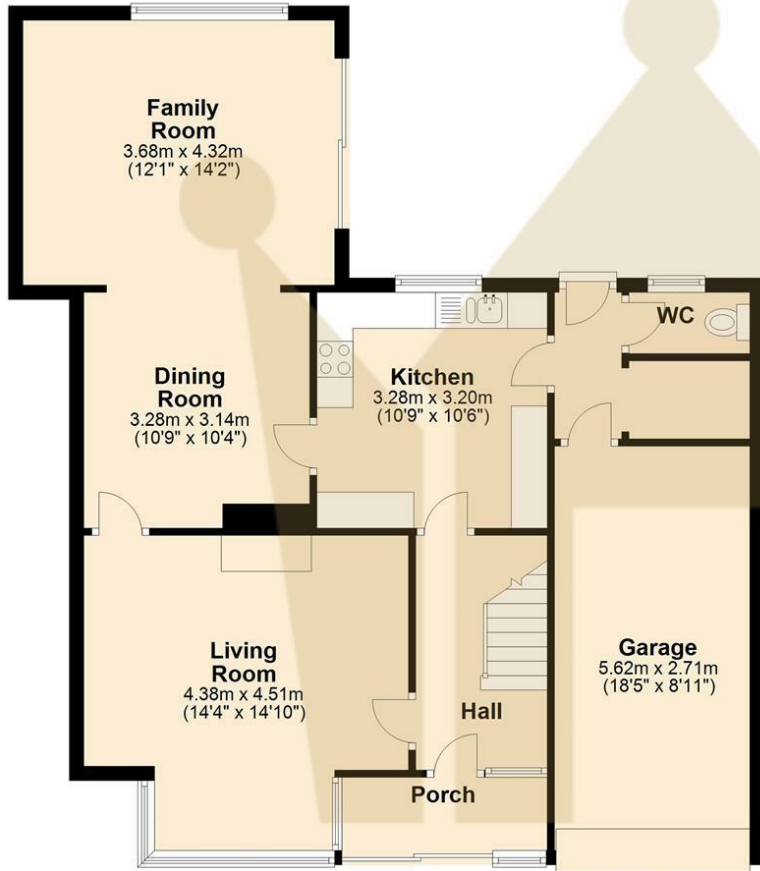




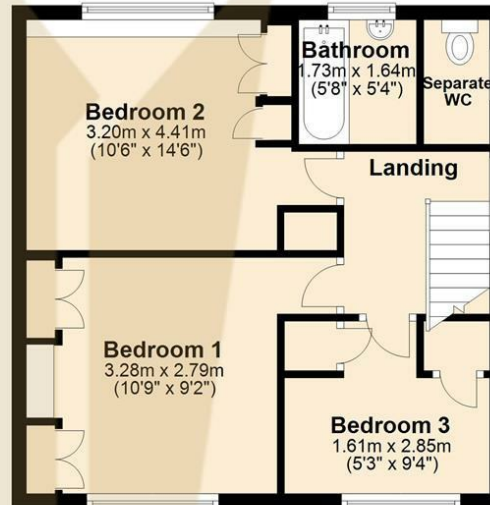
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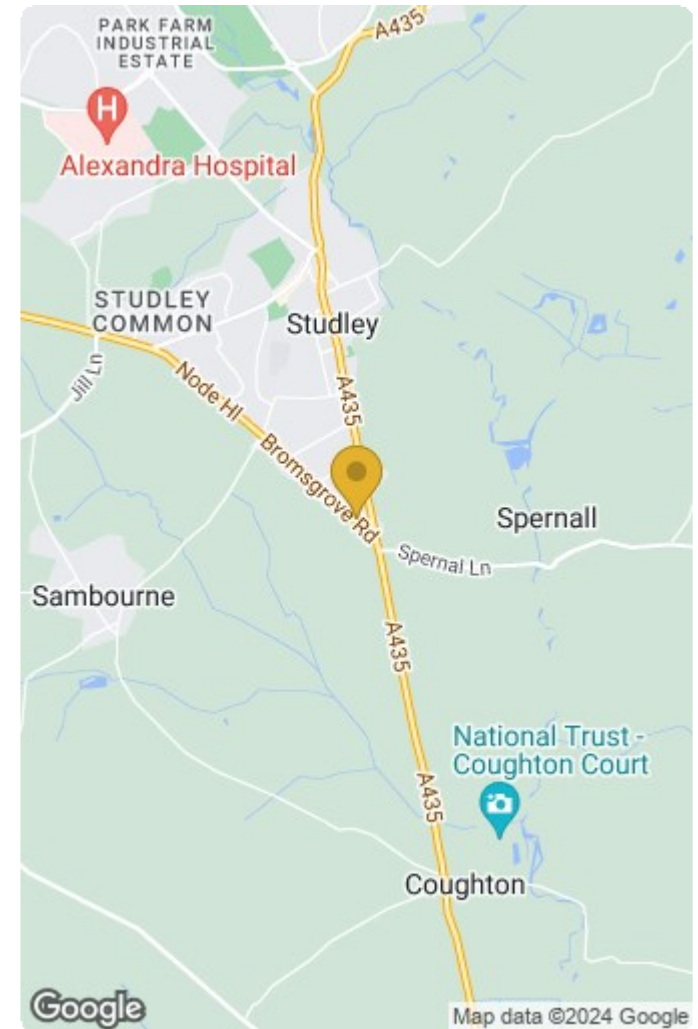
**Ground Floor**  
Approx. 86.8 sq. metres (934.1 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 129.0 sq. metres (1388.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	