



Gunners Lane, Studley, B80 7LU

Guide price £425,000


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HOMES

**** CUL-DE-SAC LOCATION ** FIELD VIEWS ** STUDLEY ** FIVE SPACIOUS DOUBLE BEDROOMS ** THREE BATHROOMS ** PRIVATE GARDEN ** DRIVEWAY PARKING** A fantastic, heavily extended spacious family home, offering versatile living accommodation and enjoying a location at the end of a cul-de-sac benefitting from open countryside views. Boasting a generous frontage with driveway parking, private rear garden. Internal accommodation comprises Entrance Porch, Living Room, Snug, kitchen, Dining Room, Utility, Downstairs Shower room, Five Spacious Double Bedrooms, Three Bathrooms.



Nestled at the end of a tranquil cul-de-sac, this property offers a peaceful retreat with excellent road frontage. Set back behind a spacious driveway that provides ample parking, the home is further enhanced by a lush, lawned garden adjacent to the drive. Mature hedges and trees add to the appeal of the front garden, creating a welcoming atmosphere. Gated side access leads to the rear garden, while a path guides you to the inviting front door.

Upon entering through the front door, you are greeted by a welcoming porch with a convenient storage cupboard. The living room, which faces the front of the property, features a large window that allows plenty of natural light and a charming feature fireplace with exposed brickwork. Double doors open into The Snug, a cosy space with four-panel windows and doors leading to the rear garden—an ideal spot to relax and appreciate the garden's tranquillity. The Snug is conveniently located next to the kitchen.

The kitchen boasts a well-arranged selection of classic white wall and base units, complemented by stone floor tiles. A large window overlooks the rear garden, adding to the kitchen's charm. Adjacent to the kitchen is the dining room, which benefits from dual-aspect windows. The side window offers stunning field views, while double doors open out to the rear garden, perfect for enjoying the outdoors. A door from the dining room leads to the utility room, which includes an additional sink, extra cupboards, and space for further appliances.

The downstairs accommodation is completed by a spacious bedroom with an external door leading to the front of the property, conveniently situated near a downstairs shower room.

Upstairs, the landing provides access to several rooms and includes a storage cupboard. There are four further spacious double bedrooms on this floor. The main bedroom benefits from fitted wardrobes and an en-suite bathroom with a bath. It also features dual aspect windows, with one overlooking the rear garden and double doors that open to a Juliet balcony, offering beautiful views of the open countryside.

The first floor also includes the main family bathroom, which is well-appointed with a shower, W.C., and wash basin.

Outside, the rear garden is fully enclosed with mature hedging and fencing, ensuring privacy. The garden is primarily laid to lawn, with a large paved patio area that's perfect for outdoor entertaining. There is gated access leading to the front of the property, and at the end of the garden, you'll find a spacious and practical garden storage shed.

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

Living Room 13'11" x 14'2" (4.26m x 4.32m)

Snug 11'1" x 8'4" (3.39m x 2.56m)

Kitchen 11'1" x 8'9" (3.39m x 2.68m)

Dining Room 9'1" x 11'3" (2.79m x 3.43m)

Utility 5'5" x 7'3" (1.66m x 2.21m)

Downstairs Bedroom 5 14'7" x 12'5" (4.47m x 3.79m)

Shower Room

First Floor Landing

Bedroom 1 12'7" x 10'6" (3.84m x 3.21m)

En-Suite

Bedroom 2 8'2" x 19'5" (2.50m x 5.93m)

Bedroom 3 12'0" x 6'6" (3.66m x 2.00m)

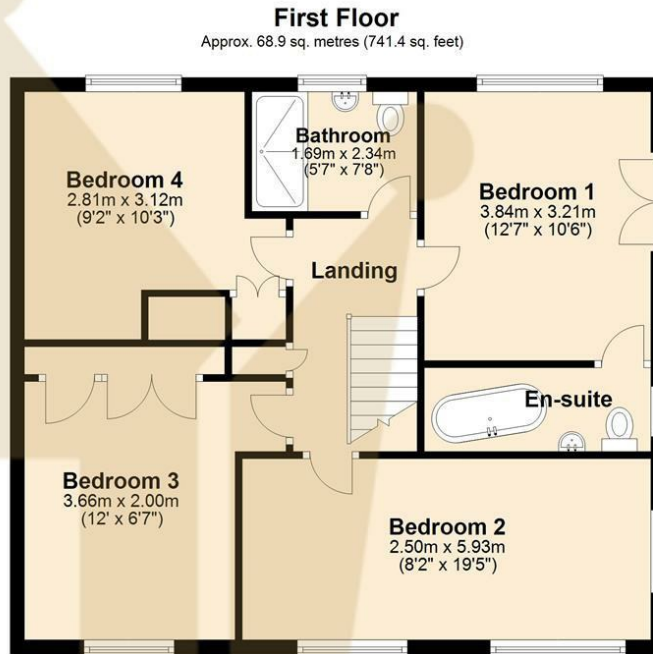
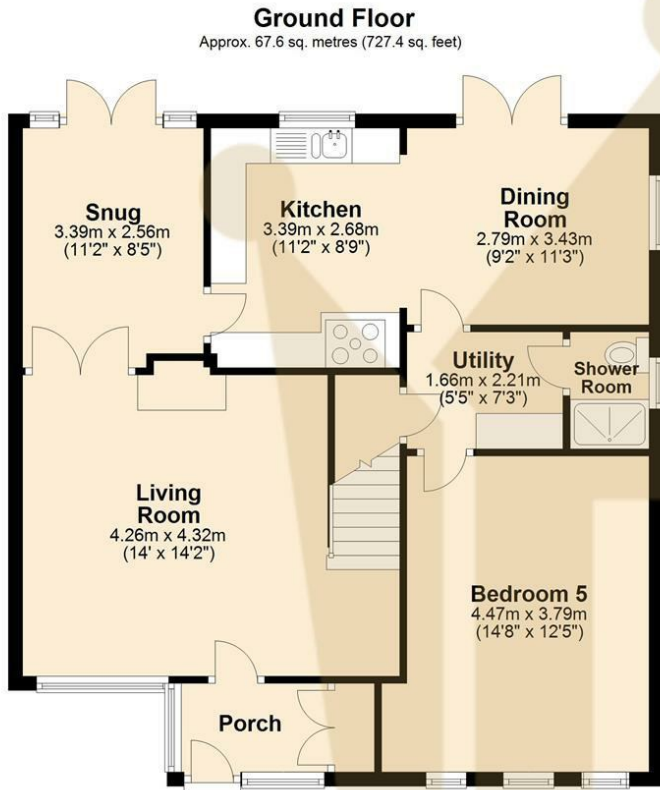
Bedroom 4 9'2" x 10'2" (2.81m x 3.12m)

Family Bathroom

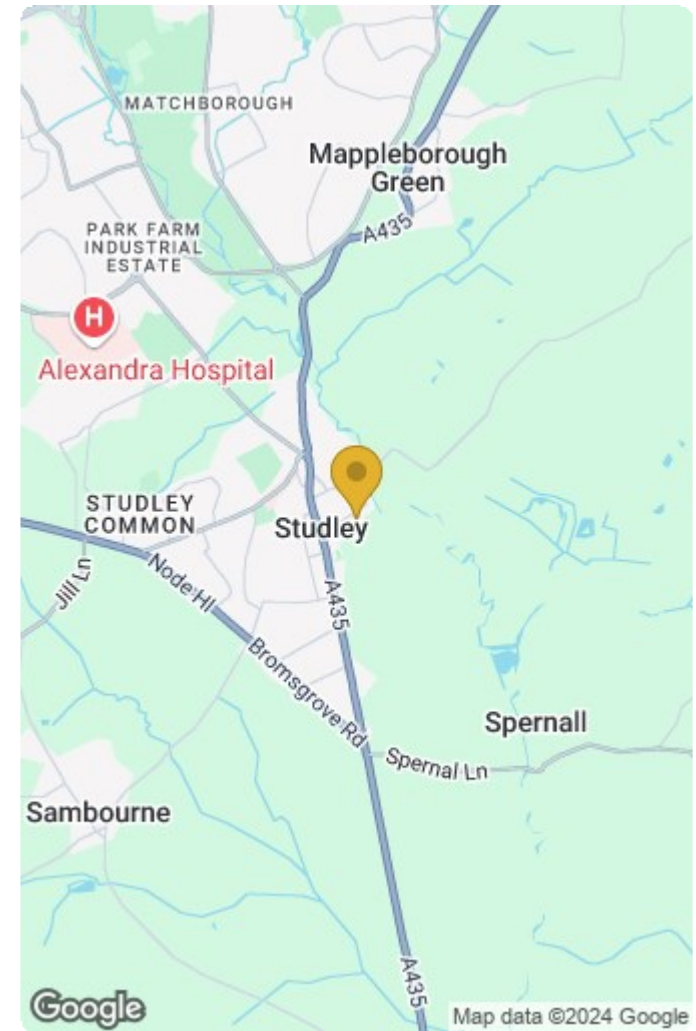
5'6" x 10'2" (1.69m x 3.12m)







Total area: approx. 136.5 sq. metres (1468.9 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		