



Johns Close, Studley, B80 7EQ

Guide price £500,000


KING
HOMES

**** FOUR BEDROOMS ** DETACHED ** LARGE CORNER PLOT ** DOUBLE GARAGE ** DRIVEWAY PARKING FOR 4 VEHICLES ** SOUGHT AFTER CUL-DE-SAC **** This well-presented four-bedroom detached family home is located in a sought-after cul-de-sac in the village of Studley. The property features a porch, entrance hallway, lounge with double doors to the dining room, modern kitchen breakfast room, utility, and downstairs cloakroom, as well as a versatile study/playroom. The master bedroom includes fitted wardrobes and an en-suite shower room, alongside three additional bedrooms and a family bathroom. Outside, the home offers front and rear gardens with side access, a detached double garage, and a driveway providing parking for multiple vehicles.



Set in a quiet, popular location on John Close, close to open fields and stunning countryside walks and local schools and amenities of Studley. This attractive executive property benefits from bay windows and a roofed porched and detached garage. To the front of the property there is a generous resin drive with paved borders offering parking for multiple vehicles, and a landscaped fore garden with brick walls lining the border.

Entering through the front door you are greeted by a welcoming porch that leads into the entrance hall with doors leading to various room and stairs rising to the first floor.

To the front of the property are two a well sized family rooms. The Living room with gas fire and feature fireplace. And the play room also with bay window is a versatile room, could also serve as a home office.

Double doors swing open from the lounge into the Dining Room which is a good size to host a large dining table and offers access to the rear garden through French doors, and is adjacent to the Modern fitted Kitchen. The Kitchen is fully fitted with an array of wall and base units in white with high end integrated appliances. There is also a separate Utility Room that has an external access door to the side of the property, and a Downstairs W.C.

The First floor comprises of four well-sized bedrooms, one with en-suite and a family bathroom.

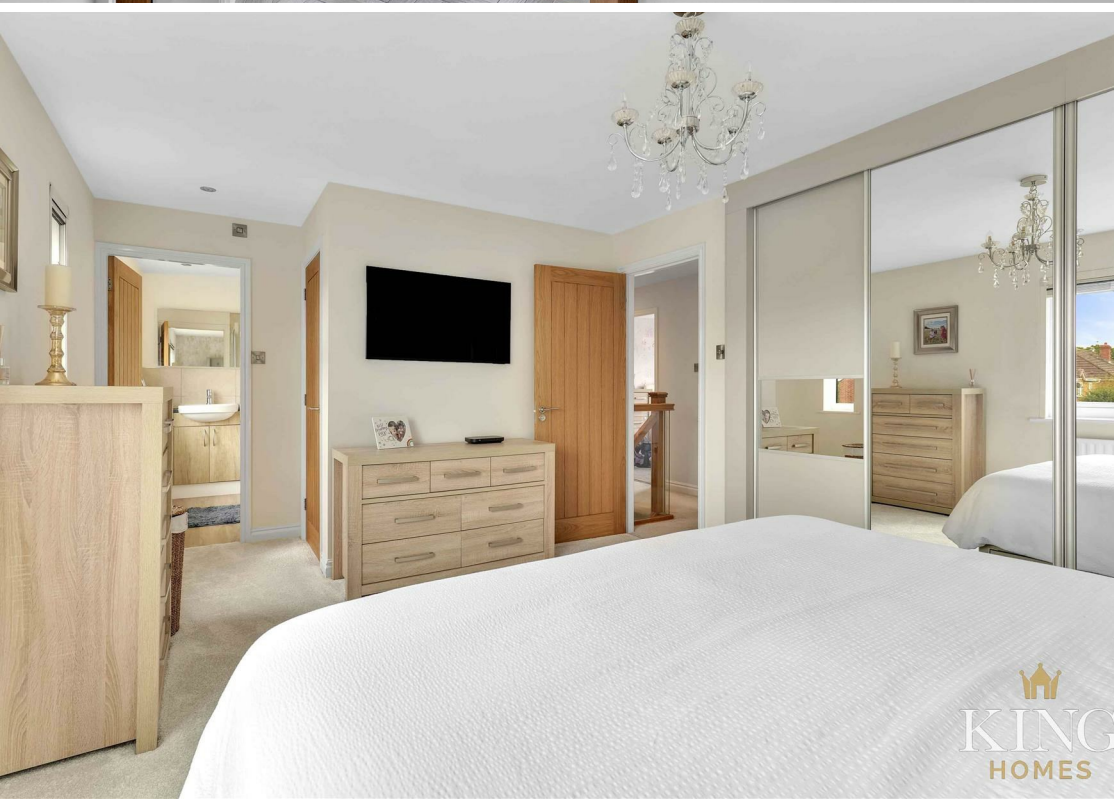
Outside there is a lovely landscaped garden that gathers sun for most of the day, mostly laid to lawn with block paved path design and patio and established trees and plants. Fully enclosed by fencing and brick walls, and access to the double garage.

LOCATION

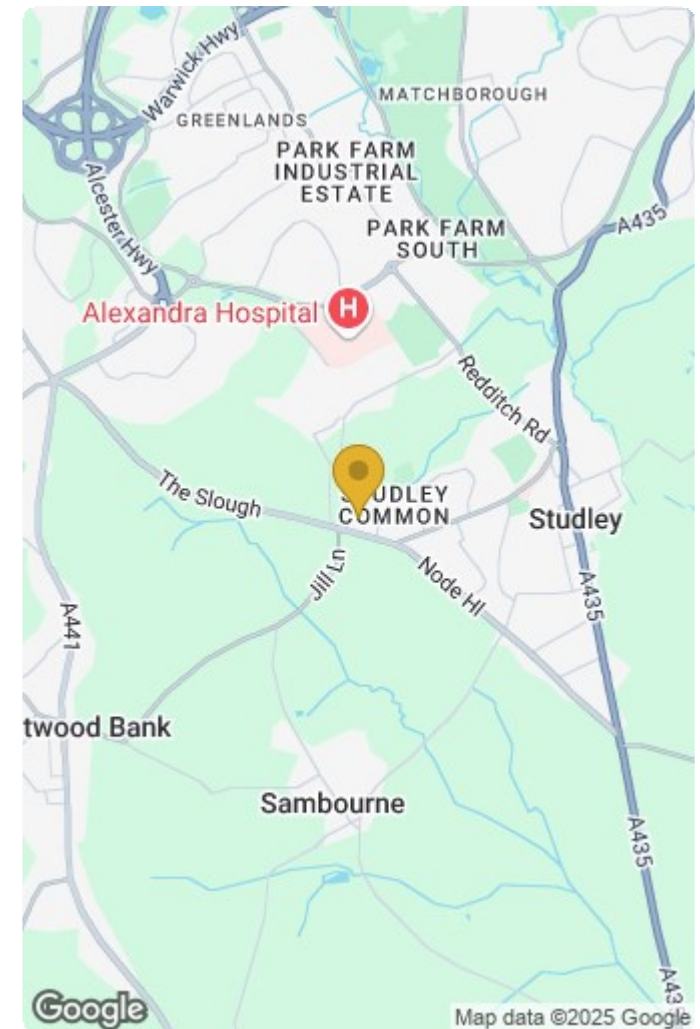
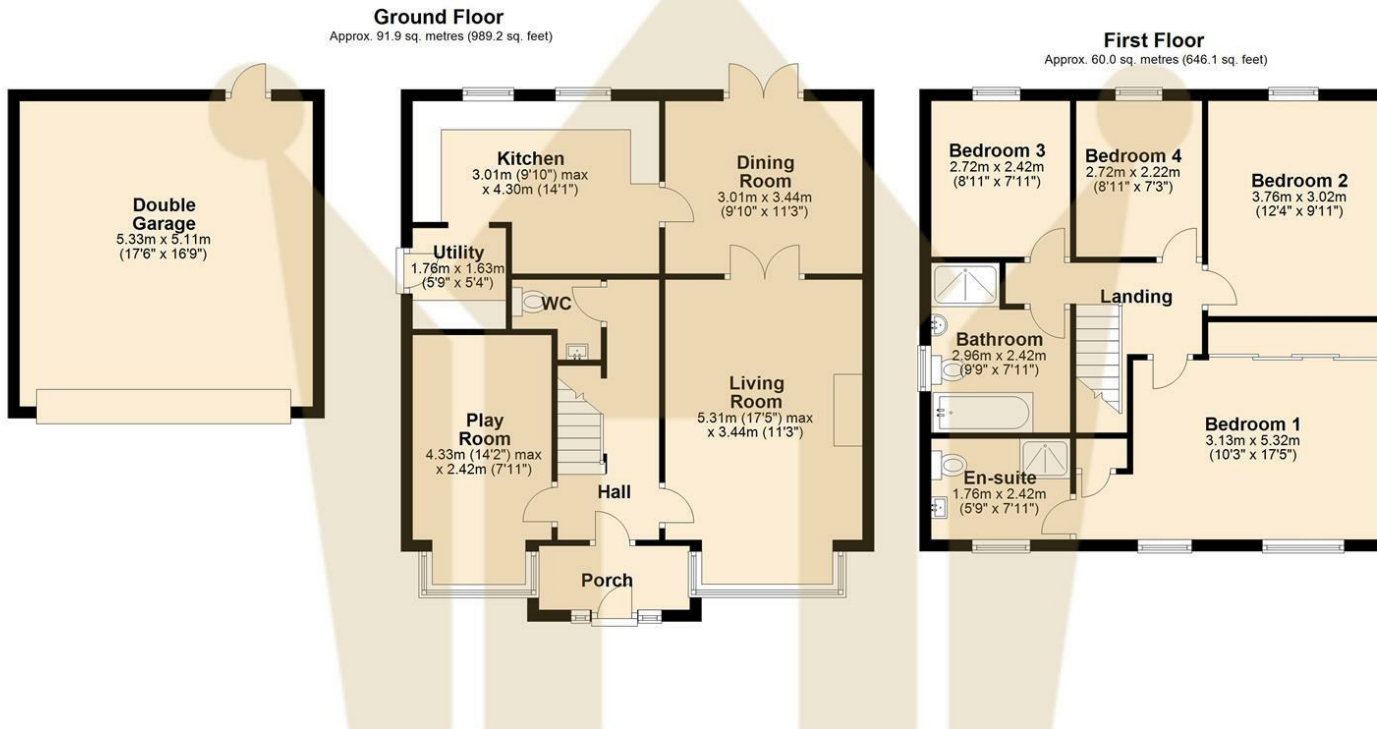
Studley Village is a vibrant community offering a variety of convenient amenities and services, including shops, barbers, accountants, cafes, and pubs. The village benefits from an ideal location, providing easy access to the M40 and M42 motorways. It also has a rural charm, leading to picturesque villages 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	
Living Room	17'5" x 11'3" (5.31m x 3.44m)
Dining Room	9'10" x 11'3" (3.01m x 3.44m)
Kitchen	9'10" x 14'1" (3.01m x 4.30m)
Utility	5'9" x 5'4" (1.76m x 1.63m)
Downstairs WC	
Play Room	14'2" x 7'11" (4.33m x 2.42m)
First floor Landing	
Bedroom 1	10'3" x 17'5" (3.13m x 5.32m)
Bedroom 1 En-suite	5'9" x 7'11" (1.76m x 2.42m)
Bedroom 2	12'4" x 9'10" (3.76m x 3.02m)
Bedroom 3	8'11" x 7'11" (2.72m x 2.42m)
Bedroom 4	8'11" x 7'3" (2.72m x 2.22m)
Bathroom	9'8" x 7'11" (2.96m x 2.42m)







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	