



Bell Mead, Studley, B80 7SH

Offers in excess of £450,000


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HOMES

**** DETACHED ** 4 BEDROOMS ** 3 BATHROOMS ** ENVIABLE CUL-DE SAC LOCATION ** STUDLEY VILLAGE ** GARAGE ** DRIVEWAY PARKING
** GENEROUS PRIVATE GARDEN ** LARGE KITCHEN BREAKFAST ** ADDITIONAL SEPARATE DINING ROOM ** LIVING ROOM ** CONSERVATORY**
** This charming brick-built residence is situated in a highly desirable cul-de-sac location with an enviable position. Featuring timber details, a bay window, and a roofed entrance, it includes an integral garage, driveway, and a well-maintained front garden. Inside, the home offers spacious living areas, including a large kitchen breakfast room, separate dining room, conservatory, and living room with a bay window and fireplace. Upstairs, there are four generously sized bedrooms, two with en-suite bathrooms, plus a family bathroom. The property boasts a beautifully landscaped rear garden, making it an ideal home for modern family living.



A charming brick-built residence with timber details to the front elevation, featuring an attractive bay window and roofed entrance. The property includes an integral garage and a driveway providing off-road parking, a lawned fore-garden with select plants, and side gate access leading to the rear garden.

Enter through a welcoming entrance hallway with doors leading to various rooms, featuring an under-stairs storage cupboard and stairs rising to the first floor.

The heart of the home, the fantastic kitchen breakfast room offers an array of wall and base units, plenty of worktop space, integrated appliances, and room for additional appliances. Two windows overlook the rear garden. Space for a good size breakfast table. A separate utility room provides even more storage with additional wall and base units, along with a convenient external side door.

Adjacent to the kitchen is the separate dining room, spacious enough to host a dining table and additional furniture, is ideally located next to the kitchen. Sliding doors open to the fully glazed conservatory, a perfect spot to relax and enjoy the tranquility of the garden, with patio doors leading to the rear garden. The dining room also connects seamlessly to the living room to create great flow to the living spaces.

The large living room features a charming bay window overlooking the front of the property and hosts a cosy fireplace.

Additionally, there is a convenient downstairs W.C.

On the first floor, you will find four generously sized bedrooms. Bedroom one benefits from fitted wardrobes, a front aspect window, and its own modern en-suite, complete with a glass-enclosed shower, W.C., wash basin with vanity, heated towel rail, and window. Bedroom two also features an en-suite shower room and is front-facing. Bedrooms three and four enjoy views over the rear garden. A family bathroom with a bath and overhead shower, W.C., and wash basin, along with an additional storage cupboard on the landing, completes the upstairs layout.

The generously sized private rear garden is beautifully landscaped, featuring a paved patio area, a large lawn, planting areas, and a summer house. The space is fully enclosed by fencing, offering the perfect setting for outdoor enjoyment.

This home is an excellent opportunity to reside in a peaceful and sought-after location with everything a modern family needs.

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 fantastic schools and regular bus service to surrounding areas.

Hall

Kitchen Breakfast 10'3" x 16'1" (3.14m x 4.92m)

Utility 4'2" x 6'3" (1.29m x 1.92m)

Dining Room 10'3" x 9'4" (3.14m x 2.85m)

Living Room 14'11" x 11'2" (4.56m x 3.42m)

Downstairs W.C

Conservatory 6'10" x 9'4" (2.10m x 2.85m)

Garage 12'4" x 7'8" (3.76m x 2.34m)

Garage 5'5" x 7'8" (1.67m x 2.34m)

Bedroom 1 13'11" x 12'0" (4.25m x 3.68m)

En-suite to Bedroom 1 6'5" x 5'3" (1.98m x 1.61m)

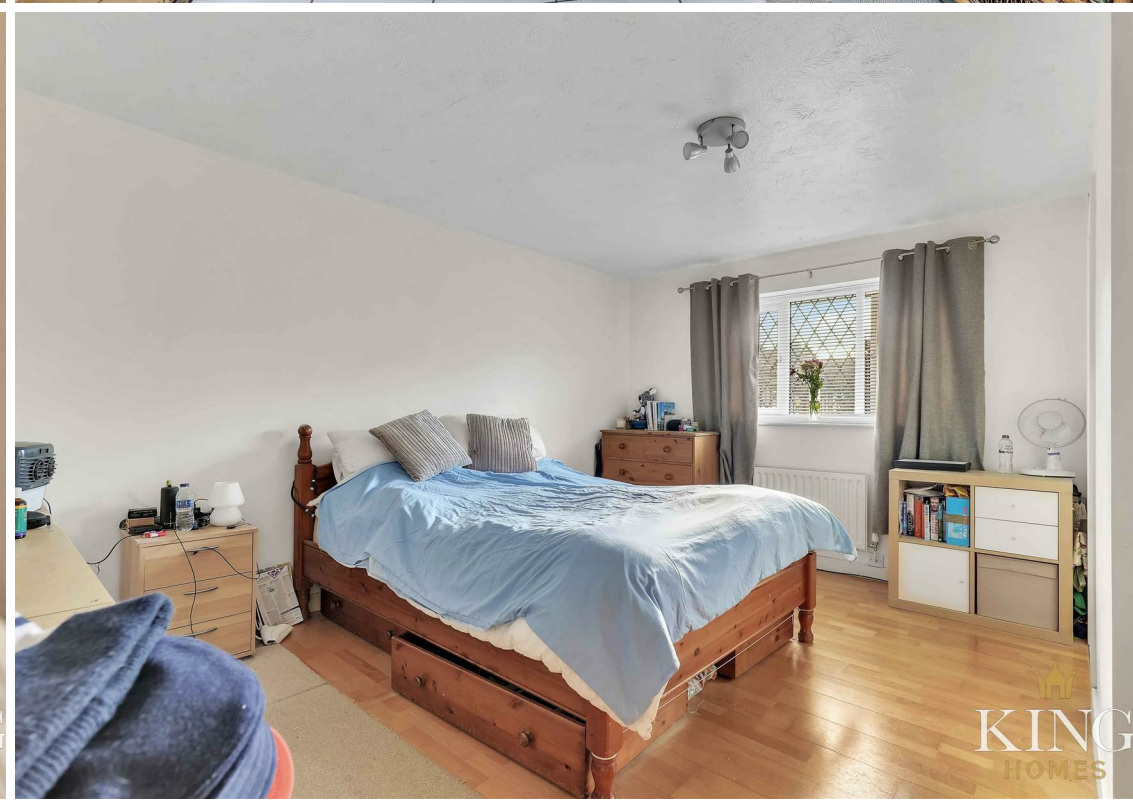
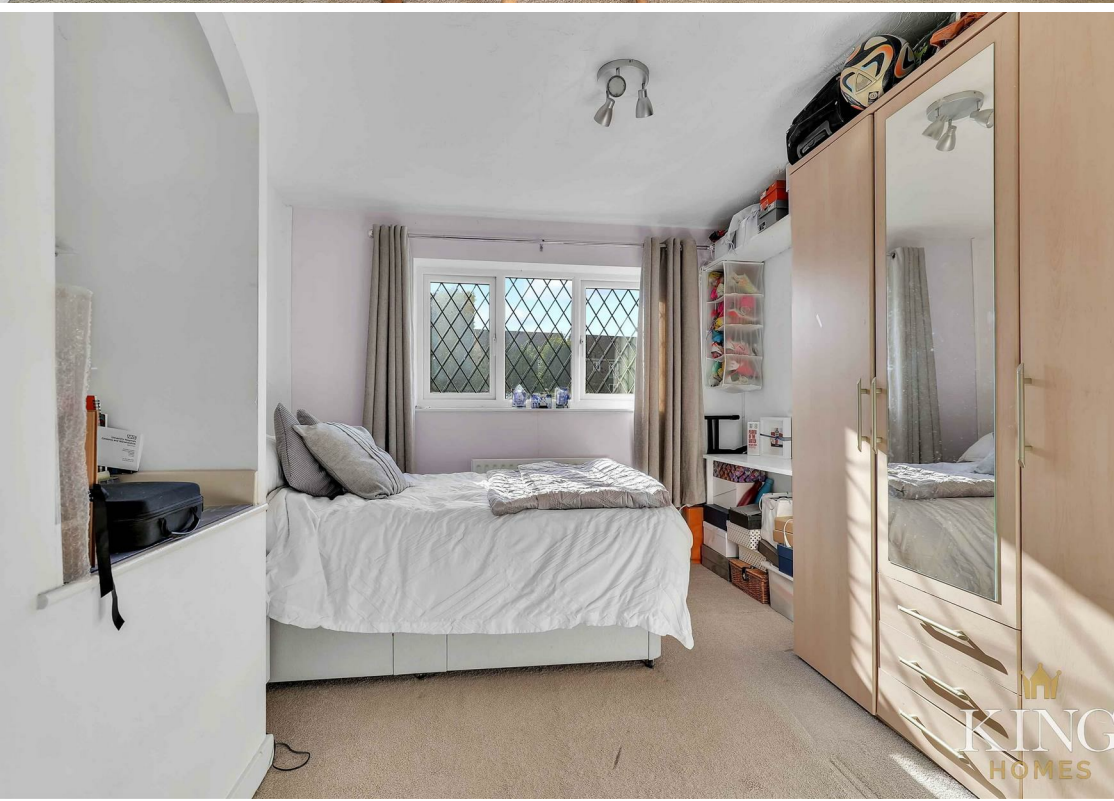
Bedroom 2 13'10" x 9'10" (4.22m x 3.02m)

En-suite to Bedroom 2 6'4" x 4'10" (1.95m x 1.49m)

Bedroom 3 11'6" x 9'4" (3.53m x 2.85m)

Bedroom 4 8'4" x 9'1" (2.56m x 2.77m)

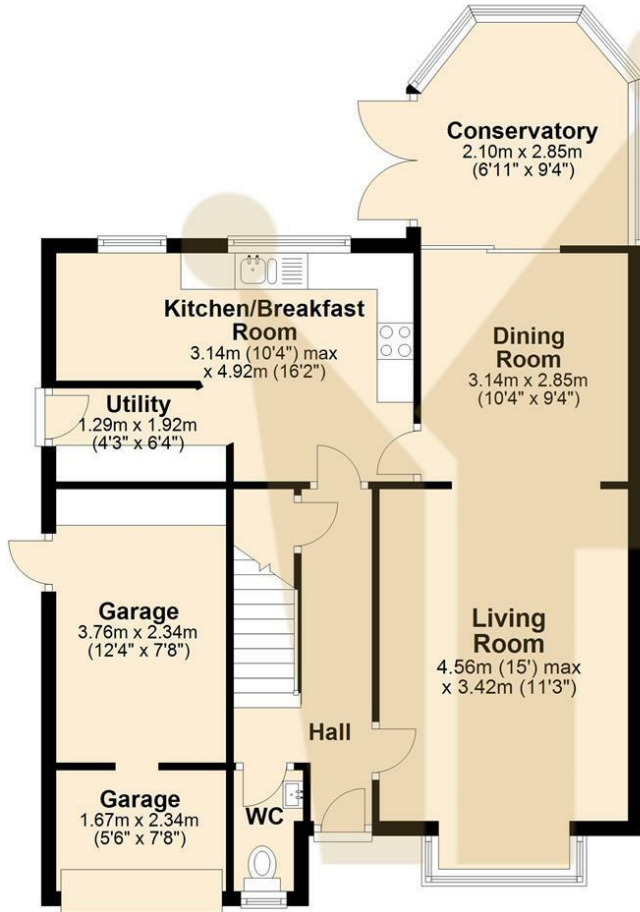
Family Bathroom 8'4" x 6'8" (2.56m x 2.05m)





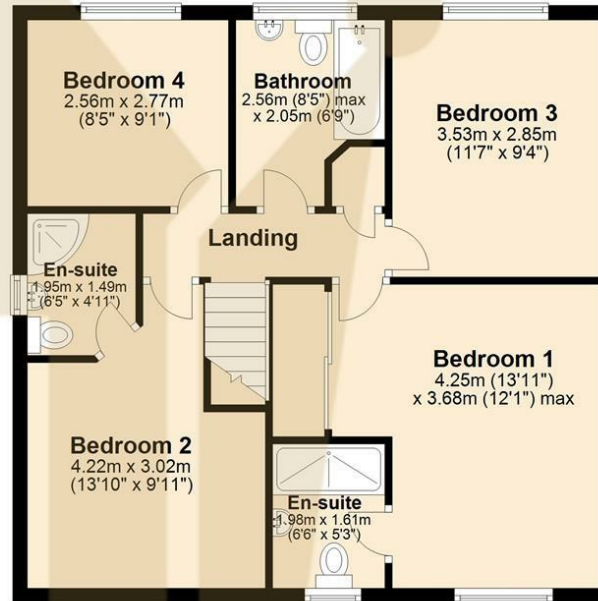
Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)

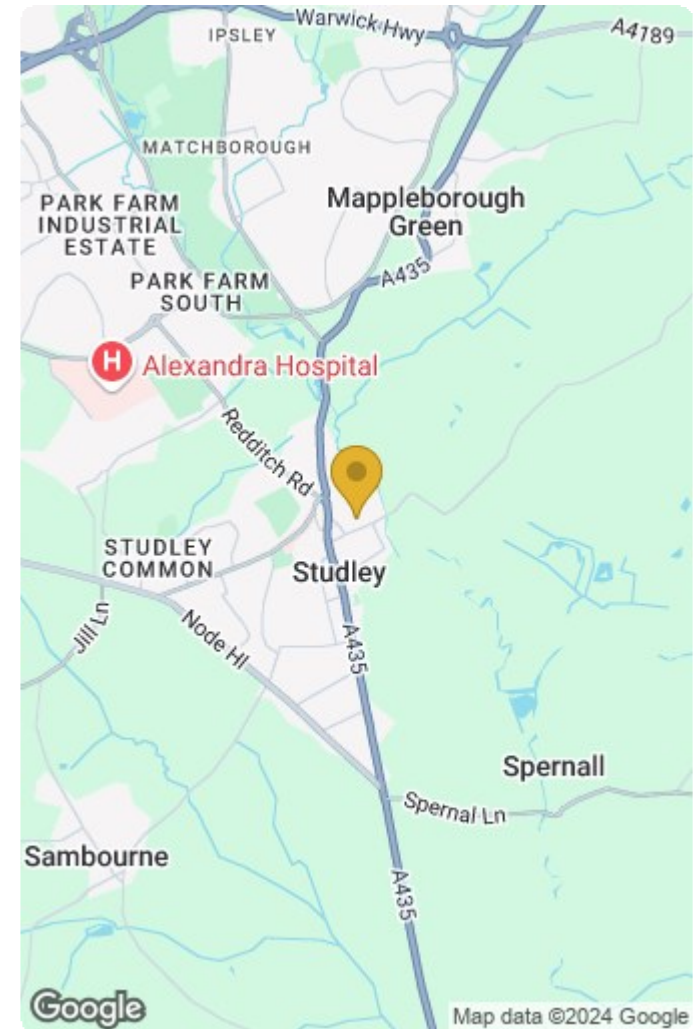


First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 135.2 sq. metres (1455.0 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		