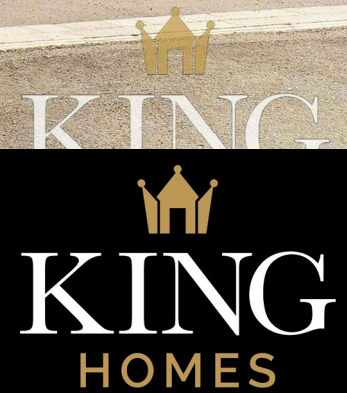




Albury Road, Studley, B80 7LW

Guide price £340,000



**** STUDLEY ** MODERN AND LUXURIOUS ** THREE BEDROOMS ** TWO BATHROOMS ** EXTENDED ** IMMACULATE **** Inside, the ground floor boasts a spacious lounge with wide front-aspect windows, a feature fireplace, and a stylish open-plan kitchen-dining room with sleek high-shine units, integrated appliances, and patio doors opening to the garden. A separate utility room with a W.C. provides convenience, along with internal access to the garage. Upstairs, the master suite impresses with fitted wardrobes, a Juliette balcony, and a high-end en-suite, while two additional bedrooms and a family bathroom complete the space. The garden is a highlight, offering paved and decked areas, a neatly maintained lawn, and planting boxes, all enclosed for privacy, making it perfect for relaxation and entertaining.



An extended and refurbished three-bedroom semi-detached modern family home. The ground floor features a spacious lounge, a contemporary kitchen-dining room, and a separate utility room with a W.C. Upstairs, there are three bedrooms, including a master suite with fitted wardrobes, a Juliette balcony, and a modern en-suite. The home also includes a family bathroom, a garage, and a beautifully landscaped rear garden.

Set back from the road behind a tarmac drive with paved borders, this home offers convenient off-road parking. There is a garage to the left and a side gate providing access to the landscaped rear garden.

Entering through the front door, you are welcomed by a modern, luxurious interior. At the front of the property is a spacious lounge with wide front-aspect windows, a feature fireplace, and a convenient storage cupboard. To the rear, the open-plan kitchen-dining room boasts a wide array of wall and base units with sleek, high-shine doors, integrated appliances, and a matching breakfast bar. A window overlooks the rear garden, and the dining area offers ample space for a dining table or additional furniture. Feature wide patio doors with four window panels open directly to the landscaped rear garden.

Additionally, the ground floor features a separate utility room equipped with extra units, a sink, and space for additional appliances. The utility room also includes a W.C. and has an external door leading to the side of the property, as well as internal access to the garage.

On the first floor, the landing provides access to three generously sized bedrooms. The extended master suite is an impressive space, featuring fitted wardrobes, a Juliette balcony, and a luxurious en-suite. The en-suite is fitted with a shower, W.C., and wash basin with vanity, all expertly designed and finished with high-end touches.

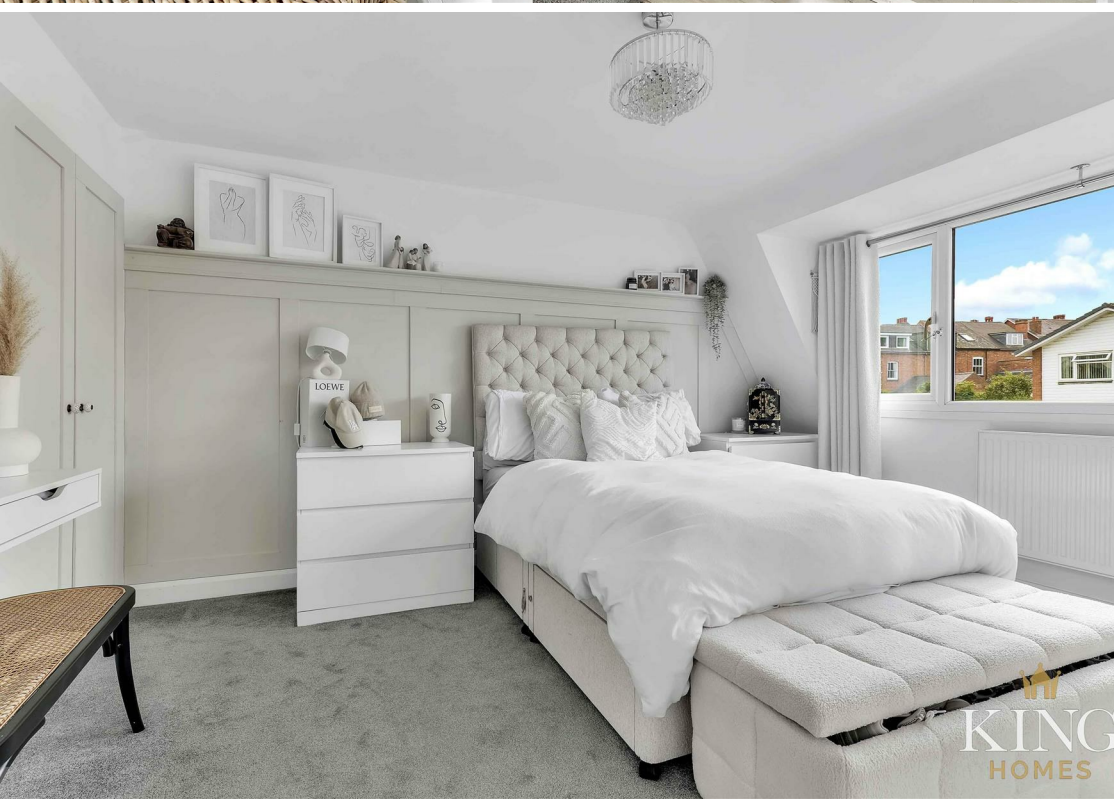
Outside, the garden has been meticulously landscaped to create a perfect blend of functionality and style. A spacious paved patio provides the ideal setting for outdoor dining and entertaining, while the decking areas offer additional spots to relax and enjoy the surroundings. The neatly maintained lawn is framed by well-placed planting boxes, adding a

touch of greenery and colour throughout the year. The garden is fully enclosed by fencing, offering both privacy and security, and features ample storage for gardening tools or outdoor equipment. A charming path leads from the rear garden to the front of the property, completing this thoughtfully designed outdoor space.

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.

| | |
|----------------------------|---------------------------------|
| Living Room | 14'11" x 19'6" (4.56m x 5.96m) |
| Kitchen Dining Room | 13'1" x 19'6" (4.01m x 5.96m) |
| Utility | 6'8" x 8'2" (2.05m x 2.49m) |
| Garage | 13'2" x 8'2" (4.02m x 2.49m) |
| Landing | |
| Bedroom 1 | 9'11" x 11'4" (3.04m x 3.46m) |
| En-suite | 9'6" x 4'9" (2.92m x 1.47m) |
| Bedroom 2 | 13'7" x 10'5" (4.16m x 3.19m) |
| Bedroom 3 | 9'0" x 8'8" (2.76m x 2.65m) |
| Bathroom | 7'6" x 5'5" (2.29m x 1.66m) |

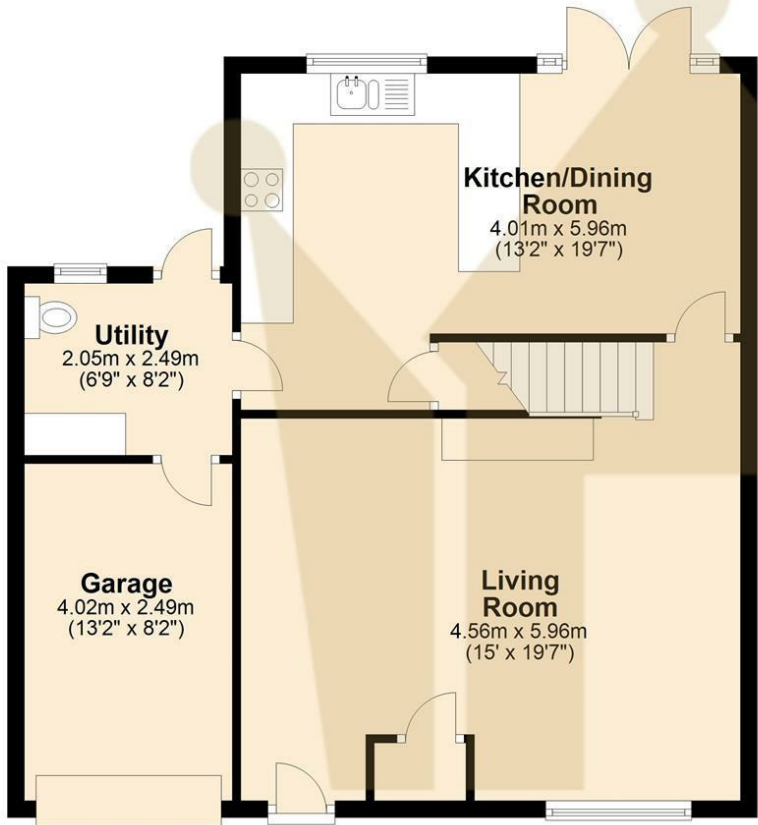





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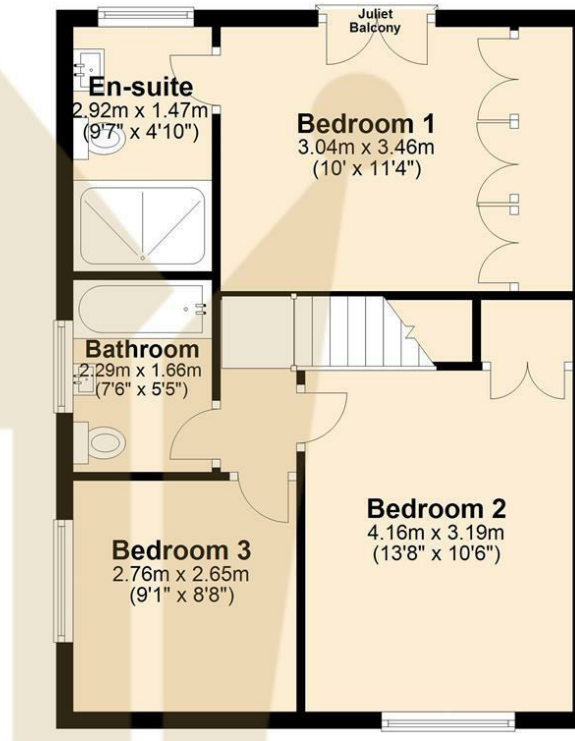
Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)

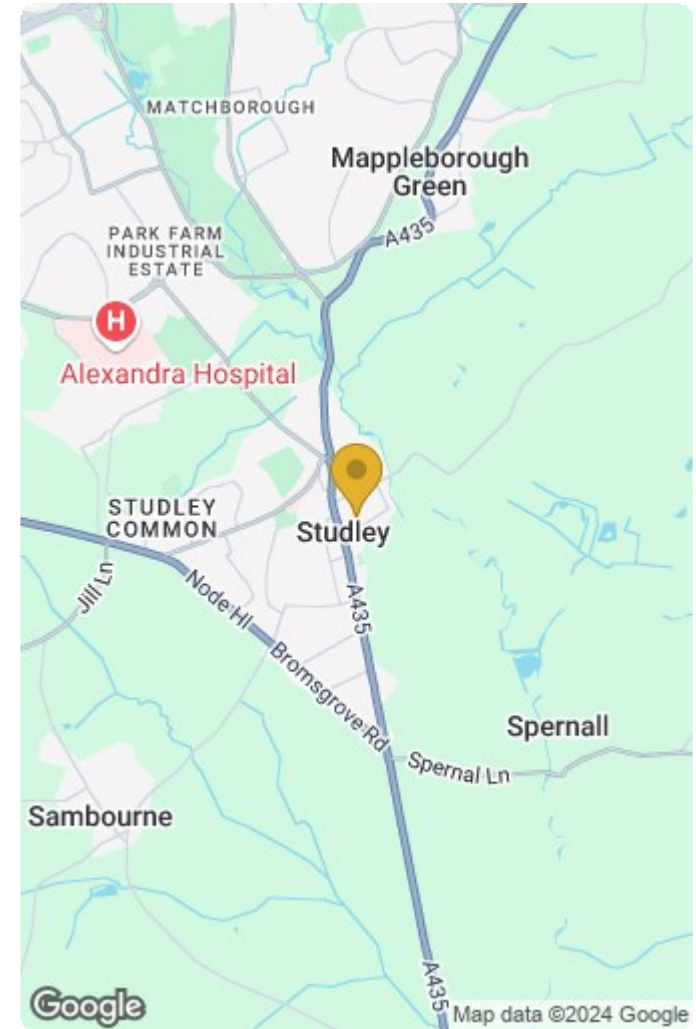


First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 115.7 sq. metres (1245.0 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 | |