



Station Road, Studley, B80 7JU

Guide price £375,000

  
**KING**  
HOMES



**\* FOUR BEDROOMS \* \* GARAGE \* DRIVEWAY PARKING \* LARGE PRIVATE GARDEN \*** Beautifully maintained four-bedroom detached home in a sought-after village location. This well-presented property features a bay-fronted lounge with a feature fireplace, a separate dining room with garden access, and a well-equipped breakfast kitchen. The principal bedroom benefits from fitted wardrobes and an open-plan shower, alongside three further bedrooms and a family bathroom. A guest WC, integral garage, and block-paved driveway provide added convenience. The meticulously maintained rear garden offers a tranquil outdoor space with a lawn and patio, perfect for relaxing and entertaining.



This well-presented four-bedroom detached family home offers spacious accommodation, an integral garage, and a generous rear garden. Set back behind a block-paved driveway with parking for multiple vehicles, the property is framed by a brick wall border, a feature tree, and gated side access leading to the rear.

Stepping inside, the welcoming entrance hall provides access to the living room and stairs to the first floor. The well-proportioned living room benefits from a charming bay window and feature fireplace, flowing seamlessly into the dining room, which opens onto the garden via sliding doors. The kitchen is fitted with an extensive range of wall and base units and also enjoys direct garden access. A downstairs WC and internal access to the garage complete the ground floor layout.

Upstairs, four well-sized bedrooms are arranged off a central landing. The principal bedroom boasts fitted wardrobes and a sleek, open-plan shower enclosure with a glass screen, while the second bedroom also enjoys a front-facing aspect. Bedrooms three and four overlook the rear garden, and a family bathroom serves the first floor.

The rear garden is a standout feature, offering a tranquil and private outdoor space with well-established planting, a lawned area, and a patio ideal for entertaining.

This fantastic home combines generous living space with a convenient location, making it an excellent choice for families.

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 excellent schools and regular bus service to surrounding areas.

Hall	
Living Room	15'8" x 11'6" (4.80m x 3.51m)
Dining Room	8'2" x 9'10" (2.51m x 3.01m)
Kitchen	8'2" x 12'9" (2.51m x 3.90m)
W.C	
Landing	
Bedroom 1	12'5" x 14'7" (3.80m x 4.45m)
Bedroom 2	12'5" x 8'2" (3.80m x 2.50m)
Bedroom 3	11'9" x 8'5" (3.60m x 2.57m)
Bedroom 4	8'11" x 6'10" (2.73m x 2.10m)
Bathroom	5'10" x 7'3" (1.80m x 2.21m)
Garage	18'0" (5.51m )





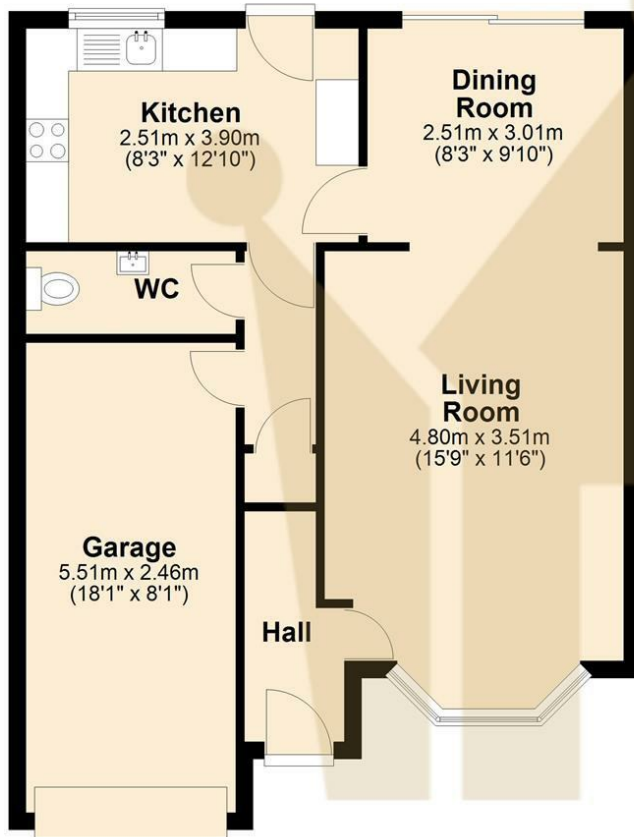






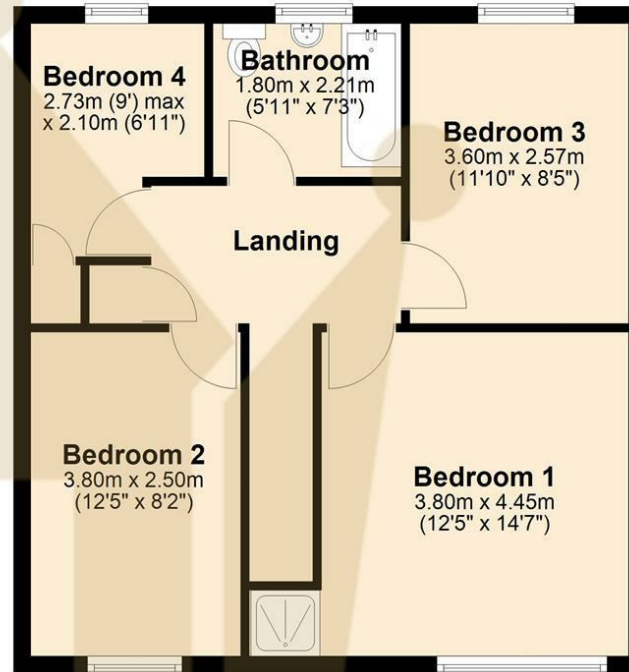
## Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)

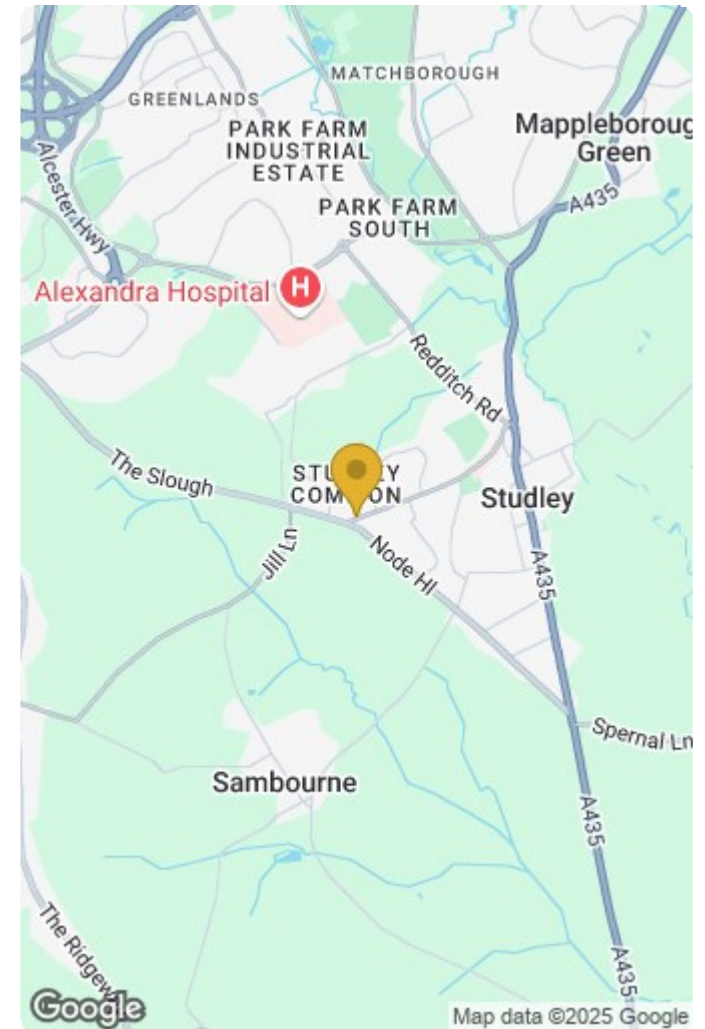


## First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 110.1 sq. metres (1185.2 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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	