



Lansdowne Road, Studley, B80 7RB

Offers over £325,000





**\*\* Three Bedroom Semi-Detached \*\* Lansdowne Road, Studley \*\* Garage \*\* Driveway Parking \*\* Generous Gardens \*\*** A beautifully presented three-bedroom semi-detached home offering excellent kerb appeal, driveway parking, an integral garage, and a well-maintained front garden. Inside, the property features spacious and well-balanced accommodation ideal for families or professionals, including a bright living room, generous kitchen/diner, separate utility room, and three well-proportioned bedrooms. The enclosed rear garden provides a private outdoor space, and the home is well placed for local amenities, schools, and transport links.



This traditional semi-detached home presents excellent kerb appeal, with a garage, driveway parking to the front, and a neatly lawned garden framed by established plants and greenery. Internally, the property offers spacious and well-balanced accommodation, ideal for families or professionals.

The ground floor features a welcoming hallway leading into a bright and airy living room—perfect for relaxing or entertaining. To the rear, a generous kitchen/dining room is fitted with a range of wall and base units, offering excellent storage and worktop space, while the dining area comfortably accommodates a large table and additional furniture—creating a fantastic hub for everyday living and social occasions.

A separate utility room provides added convenience and offers internal access to the garage, which also offers potential for conversion, subject to the necessary permissions.

Upstairs, there are three well-proportioned bedrooms and the family bathroom. The main and second bedrooms are generous doubles.

Outside, the property enjoys a good-sized rear garden, featuring a patio area, lawn, and a variety of established plants, trees and greenery. The garden is fully enclosed by fencing, offering a private and secure space for outdoor relaxation and entertaining.

The home is well located for access to local amenities, schools and transport links, making it a practical and appealing option for a range of buyers.

LOCATION

Studley Village is a vibrant community in Warwickshire 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	
Kitchen/Dining Room	12'0" x 18'9" (3.66m x 5.74m)
Utility	8'9" x 7'7" (2.68m x 2.33m)
Living Room	12'0" x 12'6" (3.67m x 3.82m)
Landing	
Bedroom 1	12'0" x 10'11" (3.66m x 3.33m)
Bedroom 2	12'0" x 10'11" (3.67m x 3.35m)
Bedroom 3	7'9" x 7'6" (2.38m x 2.30m)
Bathroom	8'3" x 7'5" (2.53m x 2.27m)
Garage	15'4" x 7'7" (4.68m x 2.33m)





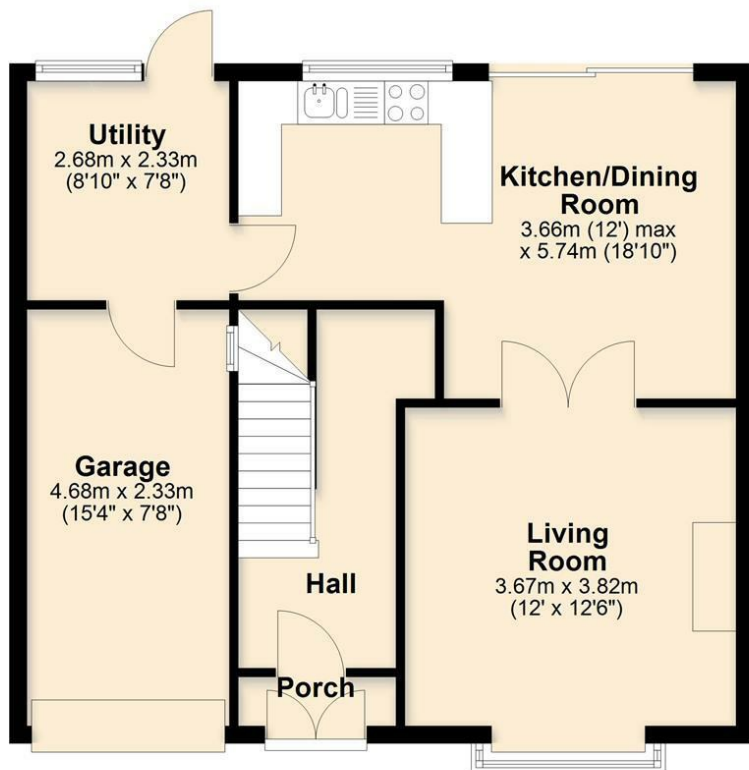






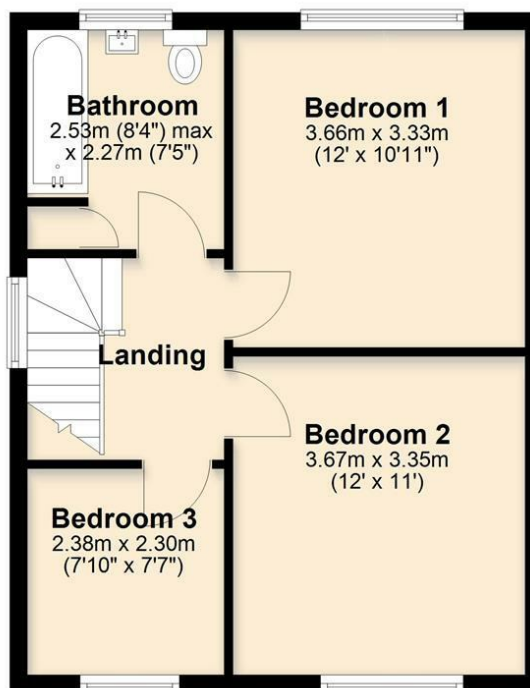
## Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)

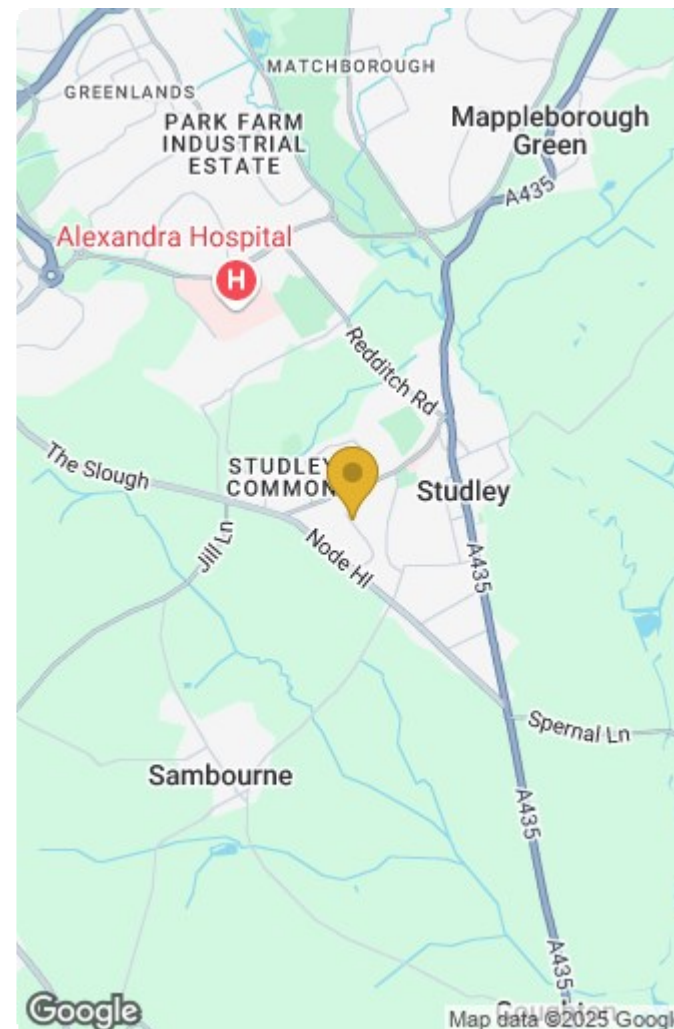


## First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 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	