



1 Church Street, Studley, B80 7LG
Guide price £325,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester are delighted to offer a deceptively spacious 1870's character property set over three floors. In brief the property comprises of a modern through hallway, newly fitted kitchen, downstairs cloakroom, expansive open plan living/dining area, three double bedrooms and modern family bathroom. Outside of the property is a converted utility room with adjacent brick outhouse. New oak doors fitted throughout.

Situated in the heart of Studley village, the property offers easy access to numerous local amenities and excellent primary and secondary schools. Additionally, the M42/M40/M5 motorway links provide convenient travel connections.

Upon entering the property you are greeted by a spacious hallway with new Amtico flooring, under stairs storage and large coat cupboard. From the hallway you are able to access both the living room and kitchen, offering plenty of natural light into the space which benefits from high ceilings throughout due to the character and age of the property. The kitchen is newly renovated in a modern deep blue with gas hob and integrated fridge freezer. New Amtico flooring has been fitted both here and in the modern downstairs WC at the rear of the property.

Glazed oak doors take you through to the expansive living / dining area, featuring exposed brick original fireplace and log burner. The large bay window looks out onto the street and offers abundant natural light.

From the kitchen, double glazed French sliding doors open onto a large private garden with charming original wall and 2 private patio areas. The original outhouse and brick storage room have been converted into a multipurpose utility area with sink, and space for washing machine and tumble dryer.

Council Tax Band B Tenure - Freehold

On the first floor, there is a large landing area benefitting from plenty of natural light. The family bathroom is generous in size, offering a solid teak floating unit with marble basin, a rain shower and underfloor heating. On this floor there are also two double bedrooms, both with built in storage. Moving to the second floor you find the expansive main bedroom with built in wardrobes in the eaves.

Hall, stairs, landing and master bedroom have been recently decorated with new carpets. The property also benefits from a Hive smart central heating.





Location

Situated in Studley village in Warwickshire, the property offers rural appeal with convenient access to public footpaths, a nature reserve and open countryside.

Furthermore, it is accessible from neighbouring city Birmingham and a convenient commute from the M42, M40 and M5 motorways.

Locally is the historic town of Stratford-upon-Avon, which you can access by car and via regular and reliable public transport. A short drive away, the neighbouring town of Redditch offers regular trains to Birmingham city centre.

Features

Features:

- 1870s character property
- 3 double bedrooms
- Recently modernised
- Downstairs WC
- Log burner
- Partially walled, private rear garden
- Double glazing
- Hive smart central heating
- Selling with complete chain

COUNCIL TAX

We understand the council tax band presently to be : B

Stratford Upon Avon District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Parking

Parking for the property is via on street parking.

Broadband

We understand currently Superfast fibre broadband (also known as fibre to the cabinet) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10(A)	A		
11-15(B)	B		86
16-20(C)	C		
21-25(D)	D	59	
26-30(E)	E		
31-35(F)	F		
36-38(G)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.