



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

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# Old Vicarage Gardens, Studley, B80 7SG

Offers In Region Of £270,000

3 2 1



**\*\*PLEASE QUOTE REFERENCE VF0354\*\***

Old Vicarage Gardens is an immaculate three-bedroom end of terrace home, situated in the heart of the charming village of Studley. Offering an exceptional blend of modern living and village life, its beautifully presented throughout making this home perfect for those seeking a stylish and move-in ready property.

Upon entering, you are welcomed by a spacious entrance hall, leading to a convenient downstairs WC and stairs leading to first floor. The front-to-back lounge diner is bathed with natural light, creating a bright and airy space ideal for family living. A stunning, extended breakfast kitchen complete with integrated double oven, gas hob and overhead extractor is perfect for both everyday meals and social gatherings.

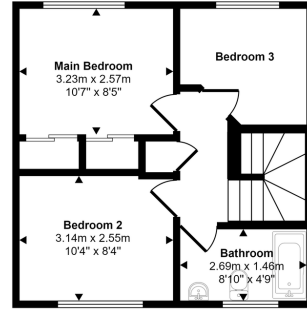
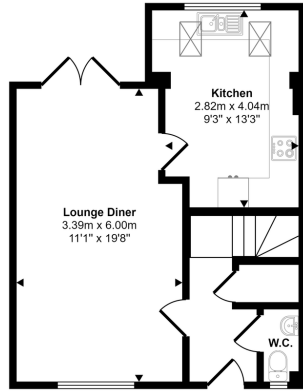
Upstairs, the landing leads to three bedrooms, family bathroom, airing cupboard and with loft access (which is part boarded). The master bedroom boasts built-in wardrobes and double glazed window to rear, while the second bedroom offers a generous space and double glazed window to front. The third bedroom, a versatile single room, is currently being used as a home office. The modern family bathroom adds to the property's appeal, with its functional yet stylish design offering 'P' shaped bath with power shower, low level WC, vanity wash basin, heated towel rail and double glazed window.

The rear garden is a private and delightful space. It features a paved patio area, further decked area and low maintenance artificial lawn, perfect for outdoor dining and entertaining. Also benefiting from a garden shed offering additional storage space, outside electric sockets, water tap and lighting with fenced boundaries and for convenience a gated side access leading to two off road parking spaces.

Studley is a semi-rural village with excellent amenities including shops, restaurants, supermarkets and schooling, and on the doorstep of the open countryside. The nearby towns of Redditch, Alcester and Stratford-upon-Avon are all within a short driving distance. Ideal for families or professionals seeking a blend of modern comfort and a village setting.



Approx Gross Internal Area  
76 sq m / 818 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- QUOTE REFERENCE VF0354
- IDYLIC VILLAGE LOCATION
- EXTENDED BREAKFAST KITCHEN
- LOUNGE / DINER
- DOWNSTAIRS WC
- THREE GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- TWO OFF ROAD PARKING SPACES
- COUNCIL TAX BAND C & EPC RATING C



11/10/2024, 18:00 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1 OLD VICARAGE GARDENS STUDLEY B80 7SP	Energy rating <b>C</b>	Valid until: 22 December 2033
		Certificate number: 7291-1328-8522-8028-0203
Property type	end-terrace house	
Total floor area	74 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-properties-common-energy-efficiency-standards-landlords-guidance).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificate/7291-1328-8522-8028-0203/print-view>

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