



29 TOMS TOWN LANE, STUDLEY, B80 7QG
£300,000

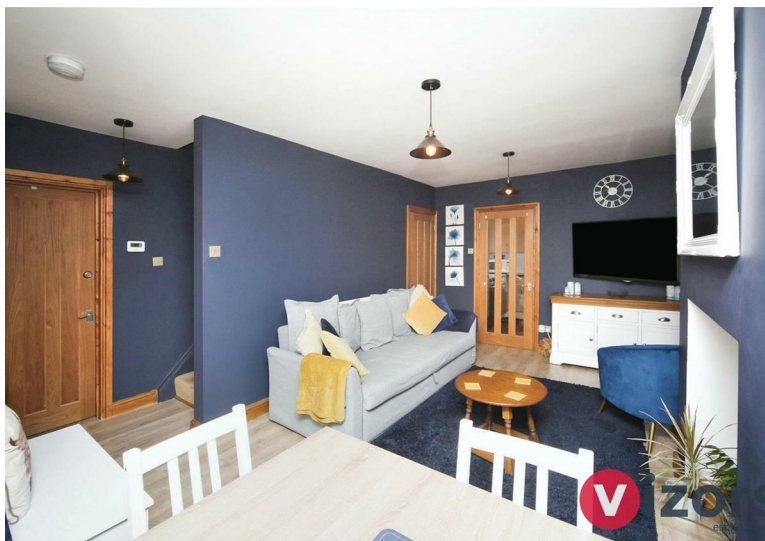
PLANNING APPLICATION FOR GROUND FLOOR EXTENSION GRANTED UNTIL 18.02.2025 - Set in the sought after location of Studley, is this three bedroom home with ample living accommodation throughout and has been well maintained by its current owners.

Please contact the agent for further information reference the planning application.

The ground floor of the property offers a large living room (used as a bedroom), dining room with bay window, a kitchen to the rear and guest WC along with understairs storage/pantry cupboard. To the first floor is the landing leading to two double bedrooms and a smaller third bedroom, a utility space and good size bathroom. At the front of the property is a lawned area and driveway for multiple cars, including a carport and EV charger point and at the rear is a spacious garden with a recently re-done decked area, lawn space, vegetable patch and a large shed which has its own electric.

EPC - D
Council Tax Band
Tenure - Freehold

Agent note - Access to the driveway is partially shared - please ask the agent for further information.



Approach

The property is approached via a partially shared access into the driveway for multiple vehicles with carport and EV charger to the side of the property along with lawned space at the front leading to the front door



Living Room

16'4" max x 12'5" max (5.00 max x 3.81 max)

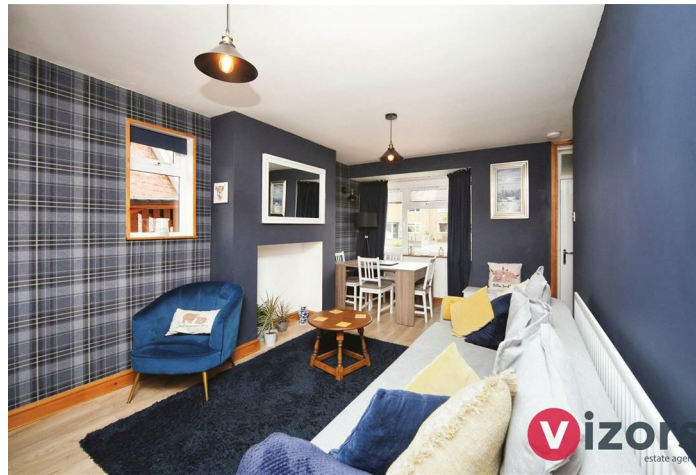
Currently used as a bedroom however is formally the living room with dual window aspect



Dining Room

18'6" max x 14'8" max (5.64 max x 4.49 max)

With bay window and fireplace feature, with door into the understairs storage/pantry



Kitchen

11'9" max x 9'2" max (3.60 max x 2.80 max)

With an array of base and wall units and side access door to the garden.



Guest WC

With Basin & WC



Bedroom One

16'4" max x 11'1" max (5.00 max x 3.40 max)

A large double bedroom



Bedroom Two

12'5" max x 9'4" max (3.80 max x 2.86 max)

A further double bedroom with storage cupboard

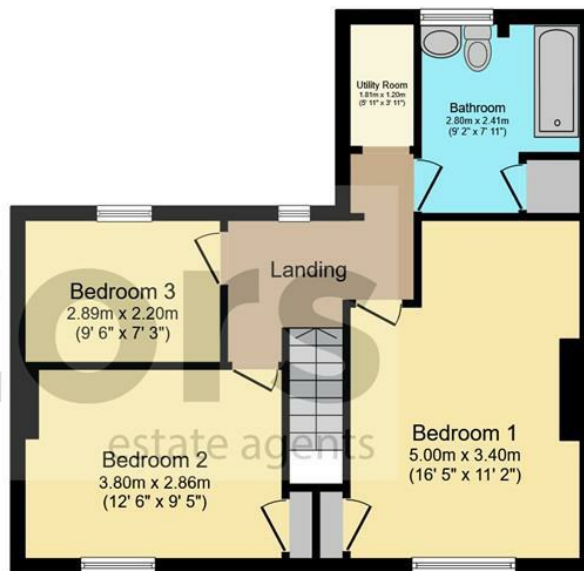


family
together
this is us





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			80
(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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533** www.vizorestates.com