



Lansdowne Road, Studley, B80 7RD

Offers over £315,000

**KING**  
HOMES

**\*\* 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, and an integral garage. Inside, the property features spacious and well-balanced accommodation, including a bright living room, dining room, kitchen, separate utility room, conservatory, and three well-proportioned bedrooms. The generous rear garden provides a private outdoor space, and the home is well placed for local amenities, schools, and transport links.



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This traditional semi-detached home offers attractive kerb appeal, with a garage, driveway parking, and a fore garden featuring established greenery framed by neat hedgerows.

Inside, the property provides spacious and well-balanced accommodation. A practical porch leads into a welcoming hallway, connecting to a bright and airy living room that provides a flexible space for relaxation or entertaining. The kitchen is generous in size, offering plenty of wall and base units and a window overlooking the rear garden. A large utility room, with internal access to the garage, adds convenience for everyday living.

The dining room comfortably accommodates a family-sized table and additional furniture, serving as a central hub for day-to-day living and social occasions. Doors from the dining area open into the conservatory, which enjoys views of the rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Both the main and second bedrooms are generous doubles, offering comfortable living space.

Outside, the rear garden is a generous, fully enclosed space with a patio area, lawn, and a variety of established plants and trees. It provides a private and secure setting for outdoor enjoyment, with scope for personal touches or enhancements.

Situated in a convenient location for local amenities, schools, and transport links, this property represents a practical opportunity to acquire a spacious home in a popular area, with the potential to update and personalise to suit individual taste.

#### 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** 12'3" x 7'11" (3.75m x 2.43m)

**Utility** 11'2" x 7'7" (3.42m x 2.33m)

**Dining Room** 12'3" x 10'5" (3.75m x 3.20m)

**Living Room** 12'0" x 12'6" (3.67m x 3.82m)

**Conservatory** 6'6" x 10'5" (2.00m x 3.20m)

#### W.C

#### Landing

**Bedroom 1** 12'3" x 10'11" (3.74m x 3.33m)

**Bedroom 2** 12'0" x 10'11" (3.67m x 3.35m)

**Bedroom 3** 7'9" x 7'5" (2.38m x 2.27m)

**Bathroom** 6'0" x 7'11" (1.85m x 2.43m)

**Garage** 17'6" x 8'2" (5.34m x 2.50m)

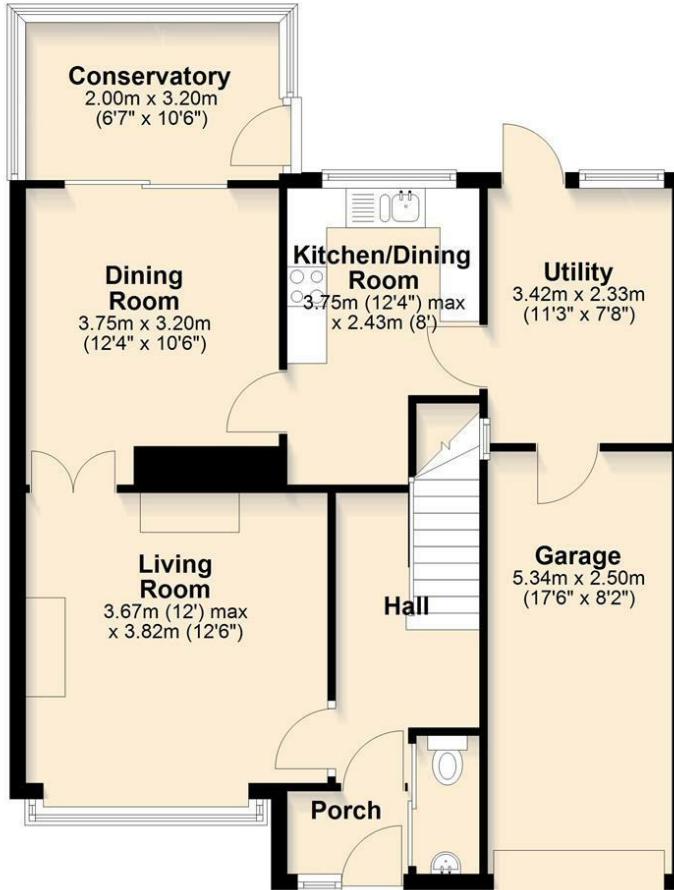




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### Ground Floor

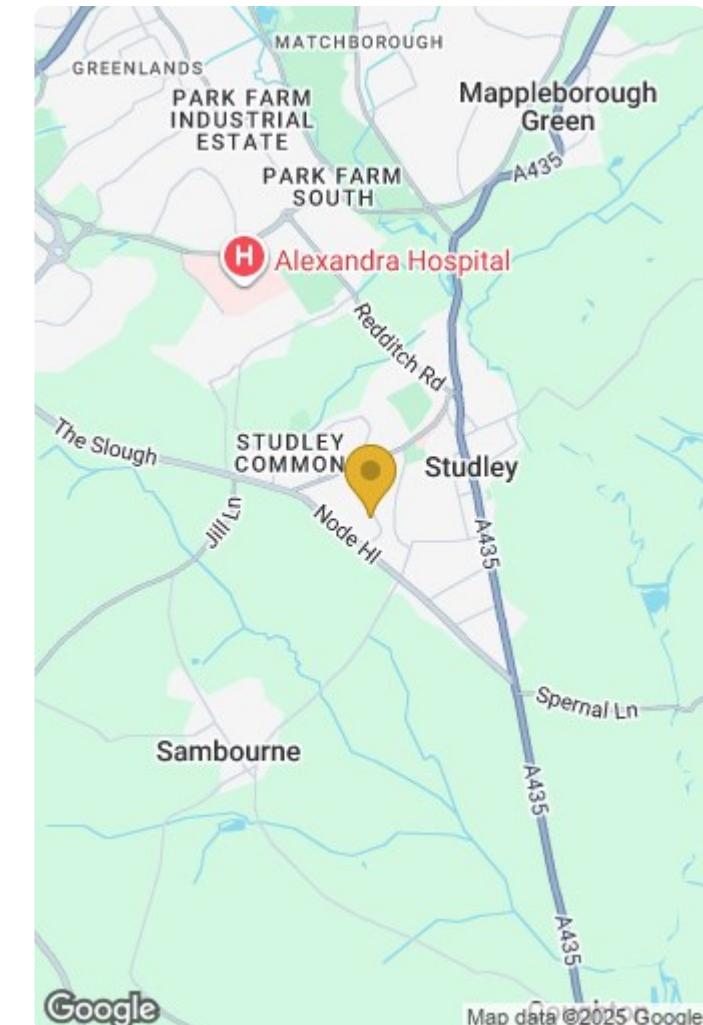
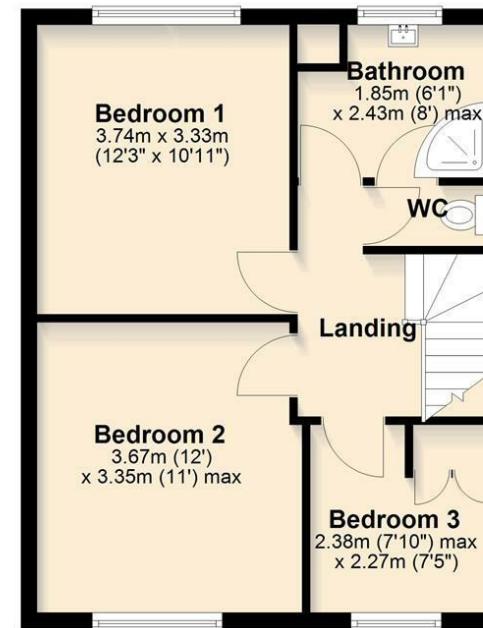
Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

### First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		