



71 WATTS ROAD, STUDLEY, B80 7PU
OFFERS OVER £550,000

A PARTICULARLY SPACIOUS FOUR BEDROOM DETACHED HOME SET ON A CORNER/END PLOT WITH ANNEX!!!!

This substantial four bedroom detached home benefits from being located on an end/corner plot, set in the much requested village of Studley. This vast property offers an annex to the side, meaning it could suit a large family, combined families or simply those looking for spacious accommodation which is spread out across a large home. It comprises; entrance hallway, large living room, separate dining room, lovely breakfast kitchen, conservatory, utility and guest WC to the ground floor. The first floor offers four bedrooms with two featuring sliding door wardrobes, large family bathroom plus additional WC too. The annex on the side benefits from its own individual entrance, offers a living room/bedroom, kitchen and bathroom. Outside there is an expanse of driveway and garage and low maintenance garden to the rear. Viewing is advised!!!

EPC -D.

Council Tax- E.

Tenure - Freehold (subject to solicitor confirmation).

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising.



Approach

The property sits behind a substantial driveway, leads to a garage, a side gate access to the rear garden, door at the side leads into the annex and main front entrance via an enclosed entrance porch leading into;

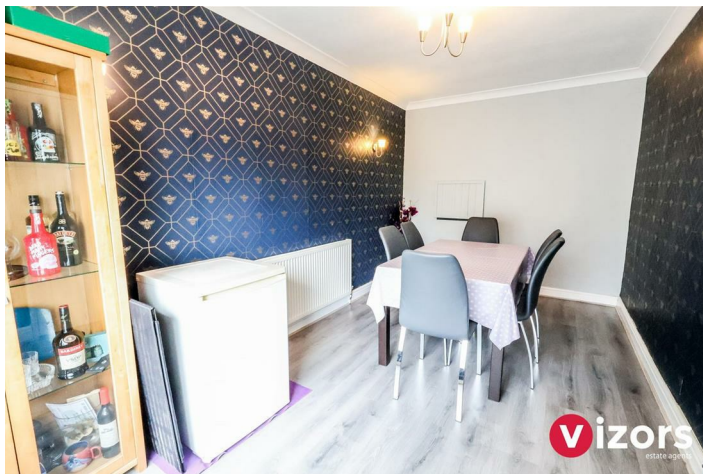


Hallway

With stairs off to the first floor landing, doors to dining room and to breakfast kitchen.

Dining Room

15'2" max x 8'4" max (4.63m max x 2.56m max)



Breakfast Kitchen

17'1" max x 10'2" max (5.22m max x 3.11m max)

With integrated oven, hob and extractor. Doors lead out to the rear garden and further has a door to the living room and doorway into utility.



Living Room

22'6" max 14'1" max (6.87m max 4.30m max)

Door leads out to;



Conservatory

21'1" max (11'3") x 16'4" max (7'4") (6.45m max (3.45m) x 5.00m max (2.24))

Doors at either end lead out to the rear garden.



Utility

9'9" x 9'9" max (2.98m x 2.98m max)

With door at the side leading out to the rear garden, doors to guest WC and door to Annex.



WC

With doors to built-in cupboard.







TOTAL FLOOR AREA: 2519 sq.ft. (234.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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