



Gunners Lane, Studley, B80 7LU

Asking price £375,000



**** Three Bedroom Detached ** Gunners Lane ** Potential to Improve **** Situated on a generous corner plot in the sought-after location in the village of Studley, this three-bedroom detached home offers excellent space both inside and out. The property features a block-paved driveway with ample off-road parking, an integral garage, and a lawned fore garden with established greenery. Inside, a central hallway leads to a spacious living room, a kitchen, separate dining room with garden access, a utility room, and a ground-floor WC. Upstairs, three well-proportioned bedrooms are served by a family bathroom. Externally, the fully enclosed rear garden combines lawned and paved areas, ideal for family life and entertaining. Offering both space and potential, this home presents a fantastic opportunity for buyers to personalise in a popular village location.



Situated on Gunners Lane in the sought-after village of Studley, this well-proportioned three-bedroom detached home occupies a generous corner plot, offering excellent outside space and exciting scope for improvement presenting a fantastic opportunity for buyers to personalise and enhance the space to their own tastes.

On approach, the property is set behind a block paved driveway providing ample off-road parking, alongside a generous lawned foregarden complemented by established greenery, creating an attractive first impression.

A welcoming porch leads into the central hallway with stairs rising to the first floor. To the front, the generous living room provides an excellent space for relaxation, with ample room for a range of furnishings.

To the rear, the kitchen is well arranged and sits adjacent to a separate dining room, creating a natural flow for both everyday living and entertaining. The dining room enjoys a pleasant outlook and access to the rear garden, making it ideal for family meals and social occasions.

A useful utility room is positioned just off the kitchen, providing additional storage and laundry space, with internal access through to the garage. A ground floor WC adds further convenience.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property truly comes into its own. The rear garden is fully enclosed by fencing and features generous lawned areas alongside paved sections, offering plenty of space for outdoor seating and entertaining, as well as a useful garden shed. To the front, the property benefits from a generous corner plot with an integral garage and ample off-road parking.

Overall, this is a well-balanced detached home offering both space and potential, in a popular village location.

Porch

Living Room 13'10" x 17'10" (4.22m x 5.45m)

Dining Room 11'1" x 8'9" (3.40m x 2.68m)

Kitchen 11'1" x 8'9" (3.40m x 2.67m)

Utility 10'0" x 8'3" (3.07m x 2.54m)

W.C 2'9" x 5'3" (0.86m x 1.61m)

Landing

Bedroom 1 12'0" x 9'10" (3.66m x 3.02m)

Bedroom 2 9'5" x 9'10" (2.88m x 3.02m)

Bedroom 3 8'8" x 7'7" (2.65m x 2.33m)

Bathroom 5'5" x 7'7" (1.67m x 2.33m)

Garage 18'6" x 8'3" (5.65m x 2.54m)





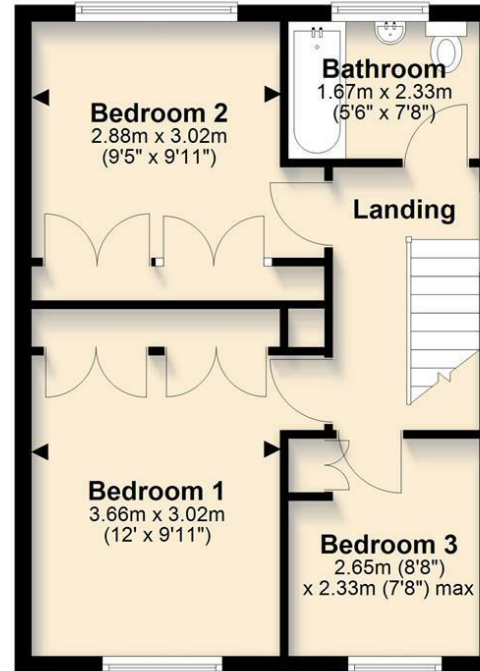
Ground Floor

Approx. 69.4 sq. metres (746.7 sq. feet)

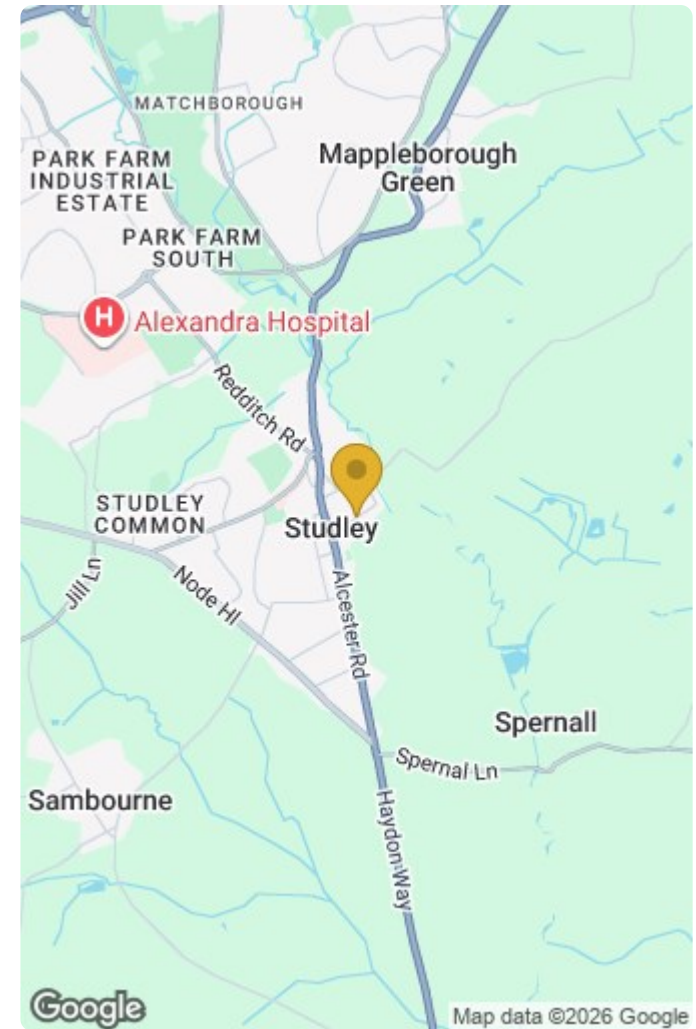


First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 111.4 sq. metres (1199.6 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			
England & Wales		63	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		