



High Street, Studley B80 7HJ



welcome to

High Street, Studley

COME ON IN AND TAKE A LOOK, YOU WILL NOT BE DISAPPOINTED IN THIS LOVELY, WELL LOOKED AFTER CHARACTER COTTAGE. OFFERING PARKING TO FRONT. PRIVATE COTTAGE STYLE REAR GARDEN. TWO RECEPTION ROOMS, KITCHEN. UPSTAIRS TWO GOOD SIZED BEDROOMS AND A FAMILY BATHROOM. BOOK YOUR VEWING TODAY,

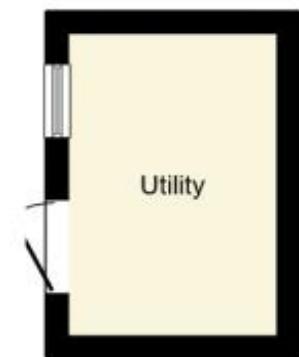




Ground Floor



First Floor



Outbuilding

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). Powered by www.focalagent.com

Approach

Via a path leading up to accommodation front door with canopy over.

appliances. Wall to sides and rear.

Lounge

13' 4" max x 12' 9" max (4.06m max x 3.89m max)

Double Glazed Bay window to front. Feature fireplace. Central heating radiator.

Dining Room

16' max x 9' 5" max (4.88m max x 2.87m max)

Double Glazed window to side elevation. Feature Log Burner. Central heating radiator.

Kitchen

13' 8" max x 7' 3" (4.17m max x 2.21m)

Double glazed window to rear. Access to rear garden. Wall and base units. Sink and drainer. Space for appliances. Central heating radiator.

Landing

Doors to Bedrooms 1 and 2, and Family Bathroom.

Bedroom 1

13' 11" max x 9' 5" max (4.24m max x 2.87m max)

Double Glazed window to rear. Central heating radiator.

Bedroom 2

12' 1" max x 7' 9" max (3.68m max x 2.36m max)

Double Glazed window to front and side elevation. Central heating radiator.

Bathroom

Obscure Double-Glazed window to front, Bath with shower over. Hand wash basin and close coupled toilet. Tiling to splash prone areas. Chrome towel rail.

Frontage

Parking for one vehicle to the front. Side gate access to rear garden.

Rear Garden

Side Access to front of property. Decking area.

Access to outhouse containing utility/laundry



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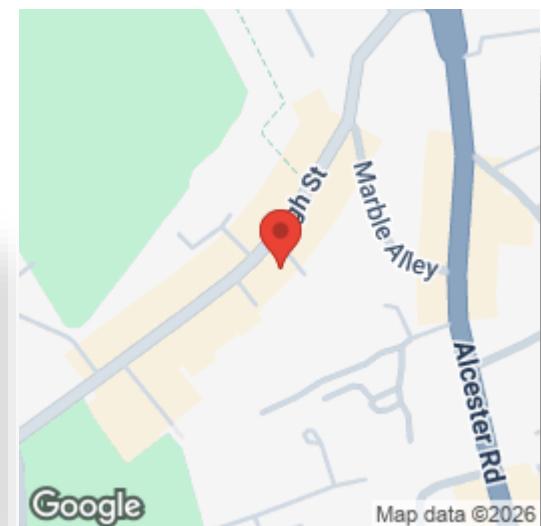
- PARKING
- TWO BED COTTAGE
- TWO RECEPTION ROOMS
- KITCHEN
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£230,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RDC109462 - 0009



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