



**13 LANSDOWNE CRESCENT, STUDLEY, B80 7RJ**  
**OFFERS OVER £390,000**

**AN IMPRESSIVE, VASTLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOME IN STUDLEY!!!!**

This exceptional four bedroom semi-detached home sits on a very generous, enviable plot with generous gardens. The property offers; living room, sitting room, a largely extended kitchen/breakfast/family room, large utility & guest WC, four bedrooms, en-suite shower room and main family bathroom. There is a generous driveway at the front and a lovely large garden at the rear. Viewing is advised!!!

EPC - In progress.  
Council Tax Band - C.  
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 from the use of these.



### Approach

A generous driveway leads up to the main front entrance via an enclosed entrance porch, with area at the side with side gate entrance.



### Enclosed Porch

With inner door opening into;

### Hall

With door to storage cupboard, stairs off to the first floor, door into;

### Kitchen/Breakfast/Family Room

20'3" max x 17'6" max (6.19m max x 5.35m max)

An incredibly spacious room offering two intergated ovens, hob and extractor, with under-counter fridge, full height freezer, Quartz work tops. Door giving access into sitting room and further door at the side into the utility.



### Sitting Room

12'2" max (10'7") x 10'6" max (3.71m max (3.24) x 3.21m max )

With bi-fold doors leading out to the patio & rear garden, double doors open into;



### Living Room

13'2" max x 12'0" max (4.03m max x 3.66m max )



### Utility

17'6" max 7'11" max (5.35m max 2.42m max )

Please note that this room varies in width & length due to its angled walls. Door leading out to the patio & rear garden, further door to;



### Guest WC

Fitted with a low level WC and corner wash basin.

### Landing

Doors lead off to;

### Bedroom One

12'4" max x 10'7" max (8'9" x 7'6") (3.78m max x 3.23m max (2.68m x 2.29m))

With door to a useful, large walk-in wardrobe, further door to;



### En-suite

6'9" max x 4'6" max (2.06m max x 1.39m max )

With shower cubicle, low level WC and vanity style wash basin.





GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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