



The Grove, Studley, B80 7QL

Offers over £300,000

  
**KING**  
HOMES

**\*\* Three Bedrooms \*\* Semi Detached \*\* The Grove \*\* Driveway Parking \*\* Private Garden \*\*** This well-proportioned three-bedroom home features a bright bay-fronted living room, a practical kitchen flowing through to a separate dining room, and a useful lean-to with adjoining store. Upstairs, there are three comfortable bedrooms, a family bathroom and a separate WC. The enclosed rear garden enjoys a large paved patio, lawn and a further seating area with shed, creating a private and family-friendly outdoor space. Overall, this is a well-balanced and welcoming home in a desirable village location.



This well-proportioned three-bedroom home offers generous accommodation arranged over two floors, together with useful additional space.

Ample driveway parking is provided via a gated entrance, with low-level brick walls and well-maintained hedges to the borders, creating a welcoming approach to the home.

The ground floor is thoughtfully laid out, with a welcoming entrance hall providing access to the principal reception rooms and staircase to the first floor. At the front, the living room is a bright and spacious area, featuring a bay window that floods the space with natural light. To the rear, the kitchen is practical and well-presented, flowing through to a separate dining room, perfect for family meals or flexible working space. Beyond the kitchen, a lean-to provides additional covered space, with a useful store adjoining.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a smaller room ideal as a child's bedroom, nursery, or home office. The accommodation is complemented by a family bathroom and a separate WC, offering a practical layout for modern living.

The rear garden features a large paved patio area, with planting and a lawn, and a further paved patio to the rear, complete with a garden shed. The garden is fully enclosed by fencing, providing both privacy and a safe space for children or pets.

Overall, this home combines well-balanced living and bedroom spaces with versatile ancillary areas, making it ideal for families or anyone seeking a functional yet welcoming property.

**Dining Room** 8'0" x 5'10" (2.46m x 1.79m)

**Hall**

**Living Room** 17'11" x 11'2" (5.48m x 3.41m)

**Kitchen** 9'6" x 12'3" (2.92m x 3.75m)

**Lean-to** 17'11" x 4'9" (5.48m x 1.46m)

**Store**

**Landing**

**Bedroom 1** 12'2" x 11'2" (3.71m x 3.41m)

**Bedroom 2** 12'2" x 9'1" (3.71m x 2.79m)

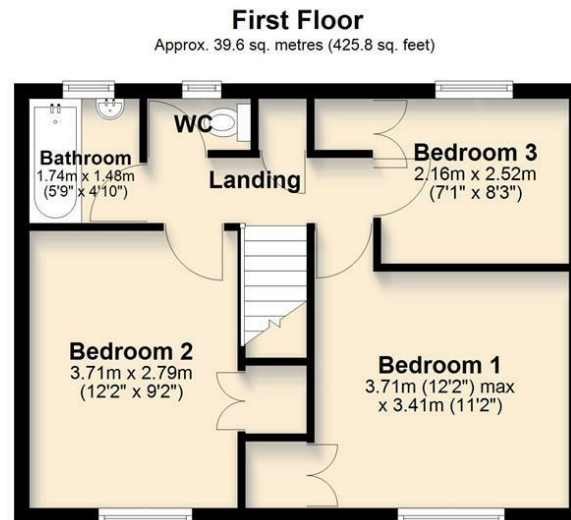
**Bedroom 3** 7'1" x 8'4" (2.16m x 2.56m)

**Bathroom** 5'8" x 4'10" (1.74m x 1.48m)

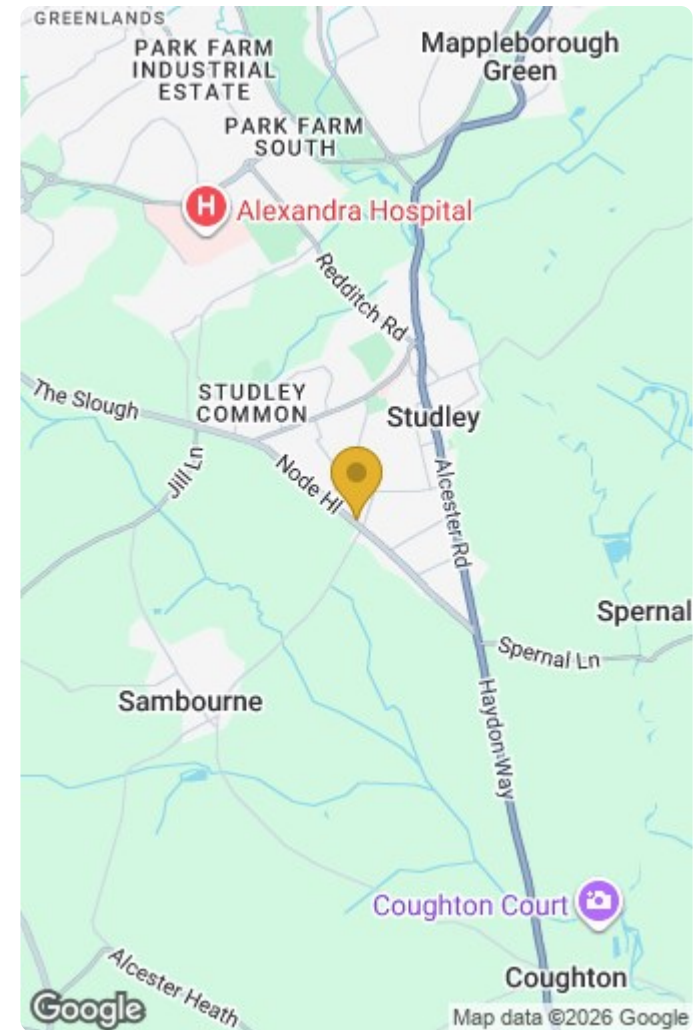
**W.C**







Total area: approx. 88.0 sq. metres (947.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		58	73
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	