



£270,000
Watts Road, Studley B60 7PT

GUEST
ESTATE AGENTS

Three bedroom mid terraced home

Excellent potential to refurbish

Set back from the road with off-road parking

Spacious through living room with garden access

Kitchen with pantry and adjoining side rooms

All bedrooms with built in storage

Separate WC and bathroom

Exceptionally large rear garden

Located in the popular village of Studley

Combi boiler replaced in 2021

Situated within the sought after village of Studley, this three bedroom mid terraced property offers an excellent opportunity for buyers looking to refurbish and create a home tailored to their own tastes. Set back from the road with off road parking and a substantial rear garden, the property provides generous internal space, a practical layout and significant scope for improvement.

The property is approached via a front garden with a lawned area, low boundary wall separating it from the pavement, and a mature hedge providing screening from the neighbouring plot. Off road parking is available to the front, and the property benefits from two separate entrances: the main front door and an additional door leading directly into the utility room.

You enter the property through an enclosed porch positioned centrally, which opens into the main hallway. To the left is a generous living room extending from the front to the rear of the property, featuring a large front facing window and sliding patio doors opening onto the rear garden, allowing for excellent natural light and a strong connection to the outdoor space.

Straight ahead from the hallway is the kitchen, which currently includes a range of wall and base units but no appliances. A useful pantry provides additional storage, and from the kitchen you move through to a side room giving access to a store room and an external door leading to the rear garden. This



area also connects to the utility room positioned at the front of the property, which benefits from its own external entrance, particularly useful for muddy boots, pets or gardening equipment.

To the first floor, there are three bedrooms, all benefiting from built in storage cupboards. The accommodation is completed by a separate WC and a bathroom fitted with a bath and wash basin. Externally, the rear garden is a notable feature of the property, offering a generous patio area, an extensive lawn, raised vegetable beds and a greenhouse. The size and layout of the garden provide excellent potential for landscaping and outdoor entertaining.

This property has the potential to create a spacious family home in a well-regarded village setting. Studley is a popular and well established village, offering a good range of local amenities, including independent shops, supermarkets, cafés, public houses and everyday services. The village also benefits from well-regarded primary and secondary schools, making it attractive to families. Surrounded by attractive Worcestershire and Warwickshire countryside, Studley offers excellent opportunities for walking and outdoor activities, while still providing convenient access to nearby towns such as Redditch, Alcester and Bromsgrove. Road links are strong, with easy access to the A435 and M42, connecting to Birmingham and the wider motorway network.

Tenure: Freehold*

*The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.

Approx. Floor Area: 89.8 sq m (966.1 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: TBC

Council Tax Band: B

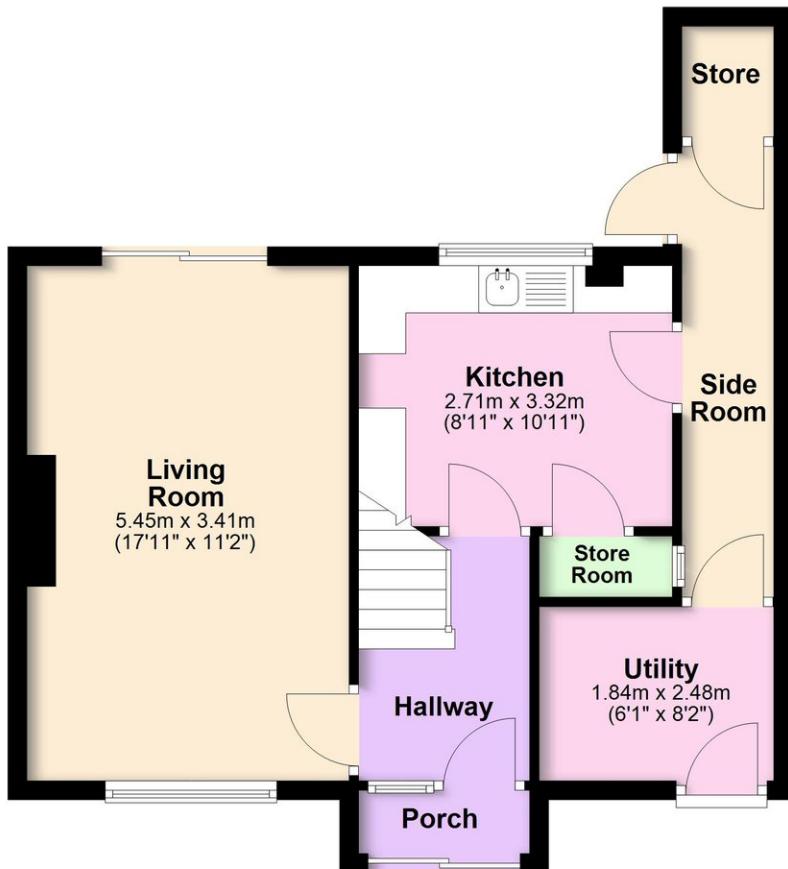
Rear Garden Orientation (approx.): North West



Floorplan

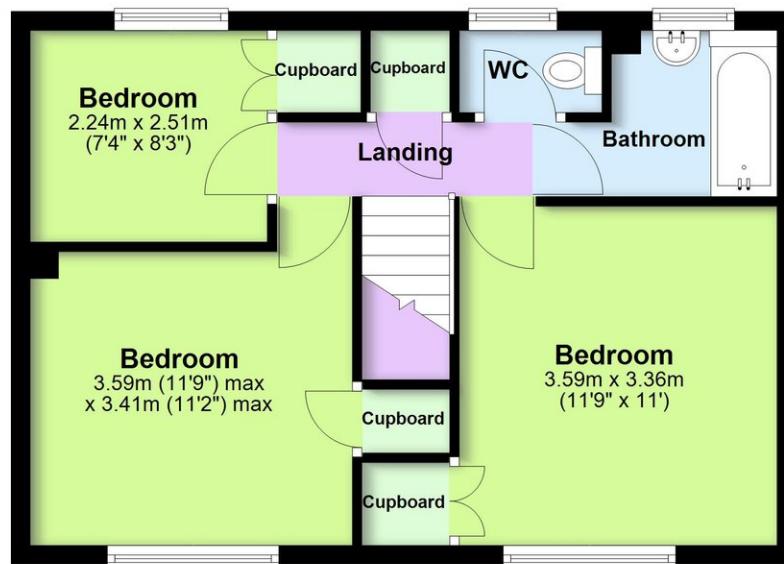
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 89.8 sq. metres (966.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.

Plan produced using PlanUp.

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