



**Westmead Avenue, Studley, B80 7NB**

**Offers in the region of £450,000**





**\*\* No Chain \*\* Five Bedroom Detached \*\* Three Bathrooms \*\* Garage \*\* Driveway Parking \*\*** This five-bedroom detached home offers generous living space, a block-paved driveway with garage, and a fully enclosed rear garden with paved patio, lawn and mature planting. Inside features include a bright bay-fronted living room, dining room with French doors to the garden, a modern fitted kitchen plus an additional kitchen/utility area, a guest W.C., two en-suite bedrooms and a family bathroom. Set within the desirable village of Studley close to local amenities.



This attractive five-bedroom detached home is approached via a generous block-paved driveway providing ample off-road parking and access to the integral garage. A side pathway leads to the rear garden, and the tidy frontage gives the property a welcoming appearance.

Inside, the hall leads to a guest W.C. and a well-proportioned living room featuring a bay window that fills the space with natural light, along with a central fireplace. Double doors open into the dining room, which benefits from French doors leading out to the garden. The main kitchen sits to the rear of the property with modern fitted units and integrated appliances, and a door leads through to an additional kitchen/utility area offering extra workspace, storage and direct access to the garden.

Upstairs, the main bedroom enjoys its own en-suite shower room, while a second double bedroom also features an en-suite. Three further bedrooms provide flexibility for family life, guests or home working, all served by the family bathroom.

The fully enclosed rear garden offers a paved seating area, established lawn, mature planting and greenery, creating a private and attractive outdoor space. The property benefits from gas central heating and double glazing throughout and is offered with no onward chain.

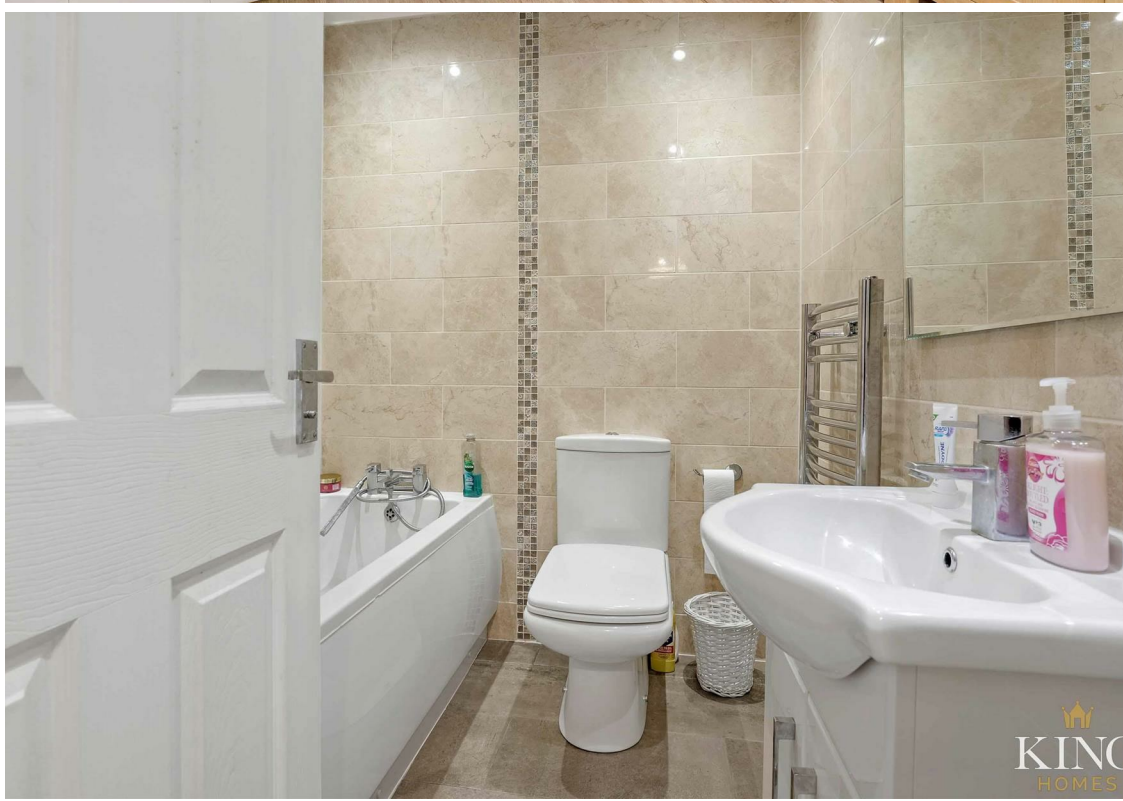
Situated in the desirable village of Studley, it provides convenient access to local shops, restaurants, schools and routes connecting to the national road network.

Hall

|                        |                                |
|------------------------|--------------------------------|
| Kitchen/Breakfast Room | 11'6" x 8'6" (3.52m x 2.61m)   |
| Kitchen/Utility        | 8'4" x 7'2" (2.56m x 2.19m)    |
| Dining Room            | 9'8" x 9'4" (2.95m x 2.85m)    |
| Living Room            | 33'4" x 11'4" (10.17m x 3.47m) |
| W.C                    | 5'2" x 3'2" (1.59m x 0.99m)    |
| Landing                |                                |
| Bedroom 1              | 18'10" x 7'2" (5.76m x 2.19m)  |
| En-suite               | 8'7" x 7'2" (2.63m x 2.19m)    |

|           |                               |
|-----------|-------------------------------|
| Bedroom 2 | 11'3" x 9'5" (3.44m x 2.88m)  |
| En-suite  | 5'9" x 5'0" (1.77m x 1.54m)   |
| Bedroom 3 | 13'0" x 11'1" (3.97m x 3.38m) |
| Bedroom 4 | 6'6" x 8'1" (1.99m x 2.48m)   |
| Bedroom 5 | 6'6" x 7'2" (2.00m x 2.19m)   |
| Bathroom  | 5'9" x 6'3" (1.77m x 1.92m)   |
| Garage    | 21'9" x 7'2" (6.63m x 2.19m)  |





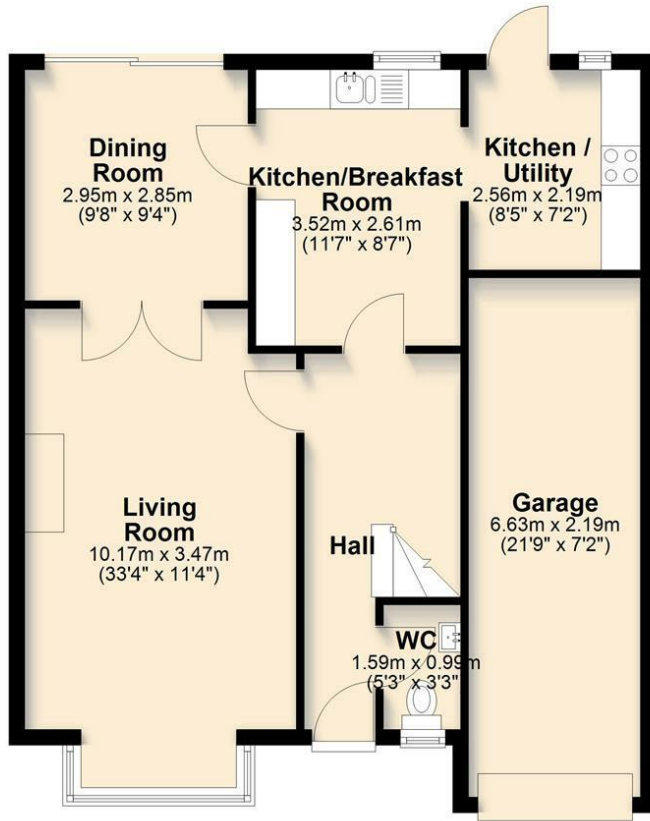






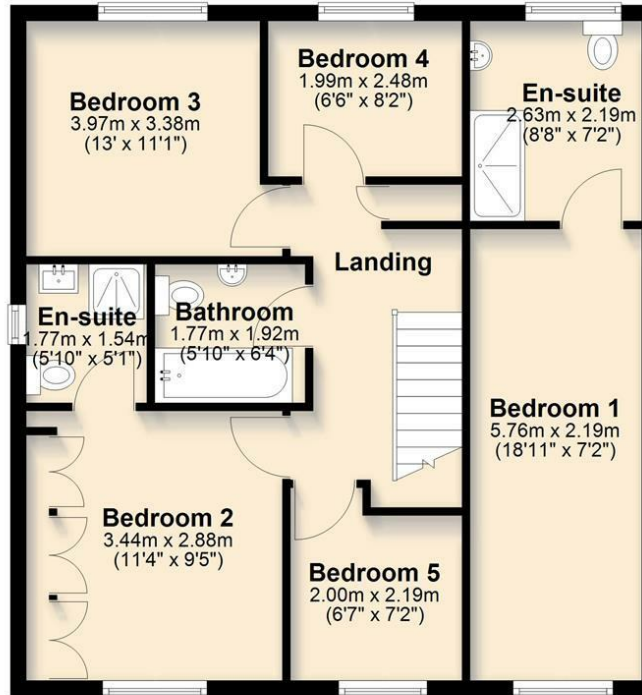
## Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



## First Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 143.0 sq. metres (1539.7 sq. feet)

