



**Bromsgrove Road, Studley, B80 7PE**

**Guide price £375,000**



**\*\* Four Bedroom Link Detached Family Home \*\* Generous Gardens \*\* Driveway Parking for Multiple Vehicles \*\* Garage \*\*** A beautifully proportioned four-bedroom home, perfectly suited for family living. Featuring a generous living room, separate dining area, and a modern kitchen with breakfast bar, this home offers versatile, practical accommodation. The principal bedroom is a spacious double, complemented by three further well-sized bedrooms and a family bathroom. Outside, a generous rear garden with paved patio, large lawn, and established borders provides a private outdoor retreat, while the tarmac driveway and integral garage offer excellent parking and storage. Set back from the road with a lawned foregarden, this home combines space, flexibility, and privacy in a highly desirable setting.



This well-proportioned link-detached four-bedroom home offers a practical and versatile layout, ideal for family living, with a good balance of reception space and bedroom accommodation across two floors.

Set back from the road, the property is approached via a generous tarmac driveway providing off-road parking for multiple vehicles. To the front, a lawned foregarden adds to the overall kerb appeal, with fencing to the sides creating a defined boundary and a pleasant sense of privacy.

The property is entered via a welcoming porch leading into a central hallway, which provides access to the principal ground floor rooms. To the front, the kitchen is fitted with a range of units complemented by integrated appliances and finished in neutral tones. A breakfast bar provides an informal dining area, while a window looks out to the rear garden, and a side door offers direct external access.

To the rear, the living room is a particularly generous space with ample room for a variety of furniture arrangements. Adjacent, the dining room provides a dedicated area for family meals, with a natural connection to the main living space while still retaining separation.

A ground floor WC is conveniently positioned off the hallway, enhancing practicality for both residents and guests. The integral garage, a key feature of this link-detached home, offers excellent storage or potential for conversion (subject to the necessary consents).

Upstairs, the first floor landing leads to four bedrooms. The principal bedroom is a well-proportioned double, while bedrooms two and three also offer comfortable accommodation for family or guests. Bedroom four provides flexibility as a single bedroom, nursery, or home office.

The family bathroom is centrally located and fitted with a bath and essential sanitaryware, serving all bedrooms.

To the rear, the property benefits from a generous garden featuring a paved patio area leading onto a large lawn, with planted borders and established greenery. The garden is fully enclosed by fencing, providing a private outdoor space.

## **Porch**

## **Hall**

## **Kitchen**

12'2" x 12'7" (3.72m x 3.84m)

## **Dining Room**

9'4" x 9'7" (2.86m x 2.93m)

## **Living Room**

16'7" x 10'11" (5.08m x 3.34m)

## **W.C**

## **Garage**

19'8" x 8'11" (6.01m x 2.74m)

## **Landing**

## **Bedroom 1**

12'1" x 11'5" (3.70m x 3.49m)

## **Bedroom 2**

10'7" x 9'9" (3.24m x 2.98m)

## **Bedroom 3**

10'7" x 7'9" (3.24m x 2.37m)

## **Bedroom 4**

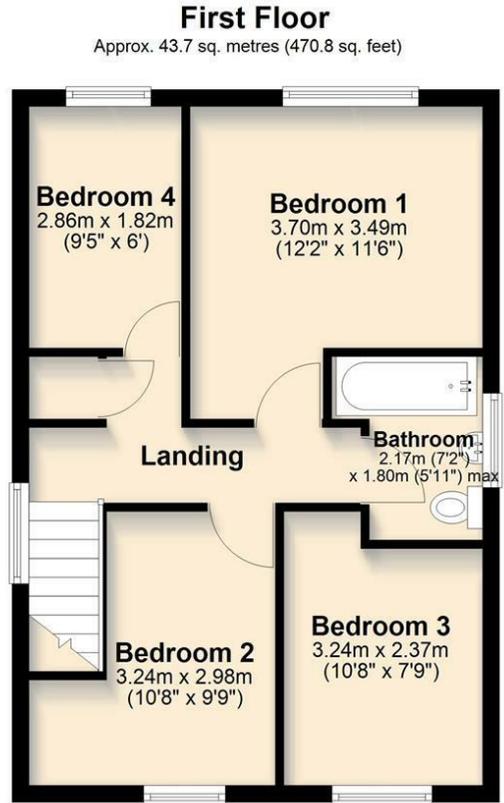
9'4" x 5'11" (2.86m x 1.82m)

## **Bathroom**

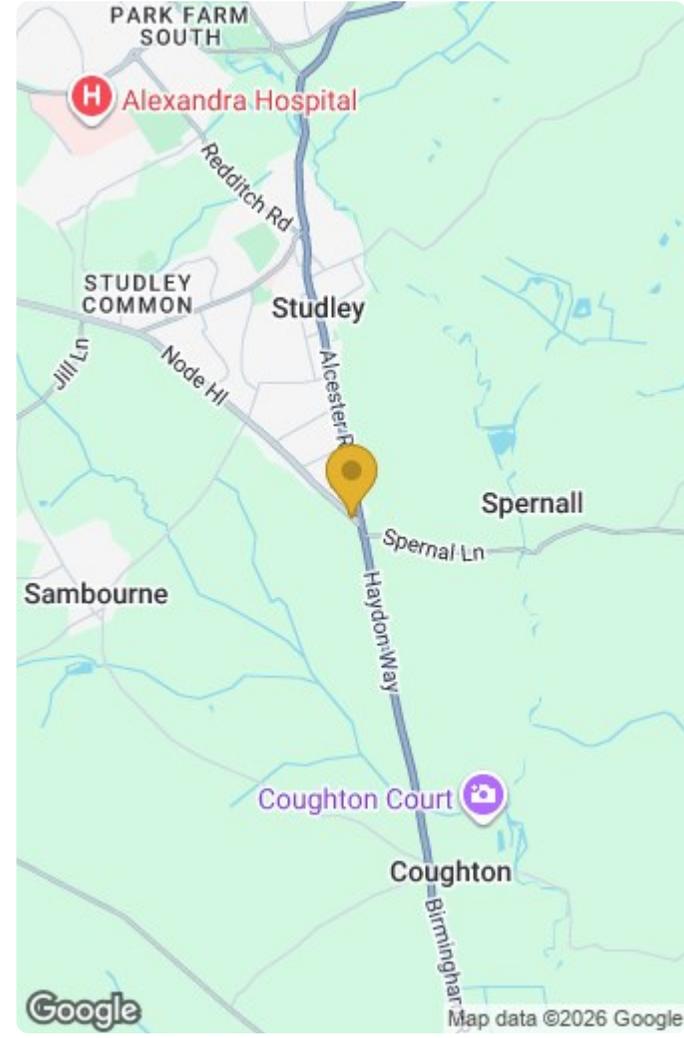
7'1" x 5'10" (2.17m x 1.80m)







Total area: approx. 111.4 sq. metres (1198.7 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 |                         |         |           |
| <b>England &amp; Wales</b>                  | 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>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |