



Birmingham Road, Studley, B80 7BJ

Offers in excess of £1,000,000

**KING**
HOMES

Hillcrest is a magnificently designed and recently constructed fine home set in the heart of a quaint English civil parish, and nestled between luscious pastures and rural activity in beautiful Mappleborough Green. Designed to the highest of standards and to cater perfectly to modern living, the property is filled with large, bright open spaces that are ideal for day to day living and entertaining. Benefiting from the best of both worlds, Hillcrest sits between the convenience of Studley Village, with its array of shops and amenities, and the likes of other stunning neighbouring villages such as popular Henley-in-Arden. The location of the property is also very handy for commuters with the M40 & M42 motorways within easy reach, giving immediate access to Solihull, Birmingham and London.

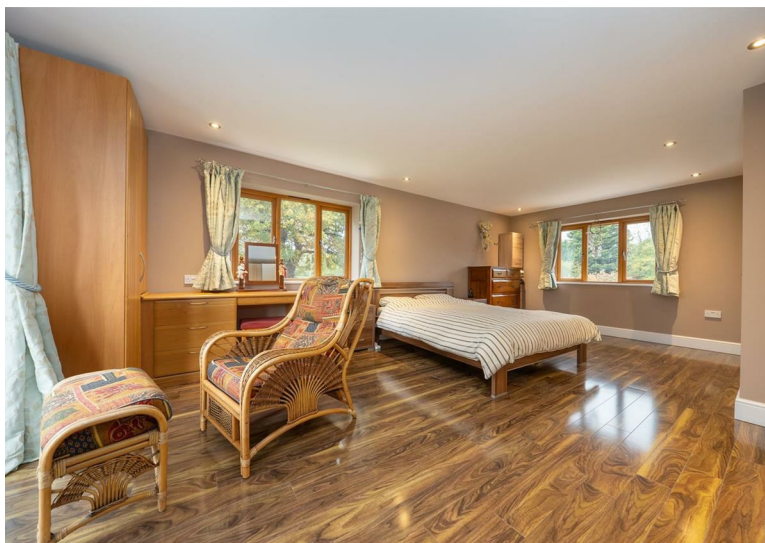
The inviting county of Warwickshire also offers the home buyer easy access to country walks, the historic, world famous Stratford-upon-Avon and many stunning areas of outstanding beauty. A short drive away is the local shopping mall of Redditch town centre, to suit all of your shopping needs and leisure facilities.

The residence is inclusive of 3 buildings composed of the house, annex and storage building.

Upon entering the property, you are welcomed into the spacious entrance hall, with stairs leading to the first floor. Capacious reception rooms radiate the property, and the upstairs has been designed with space in mind. The first floor stretches the width off the house, with 3 large bedrooms, the Master Bedroom having the benefit of a balcony overlooking the stunning views. Leading up onto the second floor, you are greeted by 2 additional bedrooms and extra family bathroom.

The house briefly comprises: Entrance Hall; Living Room; Cloakroom; Study; Kitchen and pantry. First Floor: Bedroom 1; En-Suite; Bedroom 2; Bedroom 3; Family Bathroom. Second Floor: Bedroom 4; Bedroom 5; Family bathroom.

The annex briefly comprises; lounge/diner; Bedroom,; En-suite; Garage and storage room



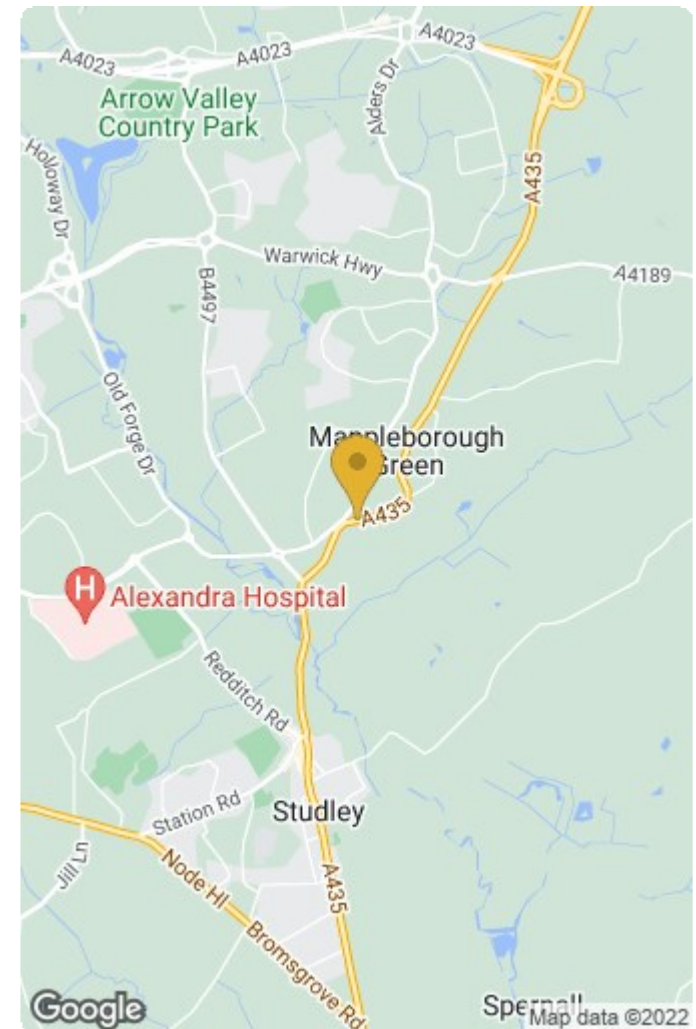
Entrance hall	10'5" x 11'8" (3.20 x 3.56)	and giving breathtaking views of the countryside and grounds.
Leading on to the living room, W.C, study and access to the stairs , with storage under and leading up to the first floor. Underfloor heating. Double doors leading to		
W.C		
Study	4'9" x 9'8" (1.45 x 2.97)	Landing (second floor)
Large study with, underfloor heating, varnished flooring, windows overlooking the front, with double doors leading out into the front courtyard		Spacious and light, giving access to two further bedrooms and additional family bathroom
Living room	21'5" x 16'4" (6.53 x 4.98)	Bedroom 4
Underfloor heating, feature log-burning stove and French doors opening out from the study area. 2 large windows overlooking the rear garden and country views.		Generous double bedroom with built in wardobes and eaves storage
Kitchen	21'5" x 16'0" (6.53 x 4.90)	Bedroom 5
Underfloor heating and varnish finish, kitchen island with extractor fan over, integrated appliances including cooker, hob, fridge & freezer and tumble dryer, high gloss matching wall and base units and access to the pantry. Bi-fold doors lead out onto the stunning terrace and south-easterly facing garden		Generous double bedroom with built in wardobes and eaves storage
Pantry		Bathroom
		Luxurious shower room with double shower enclosure.
Landing (first floor)		Annex (lounge/diner)
Superb spacious landing with large utility storage room and a balcony overlooking the surrounds views		17'4" x 12'9" (5.30 x 3.91)
		Spacious open plan, spotlights throughout and full fitted units.
Bedroom 1	21'5" x 13'5" (6.53 x 4.11)	(Annex) Bedroom
Large dual-aspect Master Bedroom suite with luxurious en-suite bathroom and access to the balcony overlooking the rear grounds and countryside. A range of fitted wardrobes		13'3" x 9'9" (4.05 x 2.98)
		Spacious and light double bedroom
En-suite		(Annex) En-suite
Large, luxurious fitted en-suite		Spacious and fully fitted en-suite
Bedroom 2	16'1" x 1'8" (4.91 x 0.53)	Store room (room 1)
Bedroom 3	10'5" x 16'0" (3.20 x 4.90)	16'4" x 16'1" (5.00 x 4.91)
		Store room (room 2)
Family Bathroom		11'6" x 16'1" (3.53 x 4.91)
Contemporary and beautifully designed, with raised bath and spacious walk-in shower and separate W.C. room		(Annex) Garage
		17'7" x 16'4" (5.36 x 5.00)
Balcony		Double garage
Leading from the landing and Bedroom 1 ,on the first floor,		







DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	