



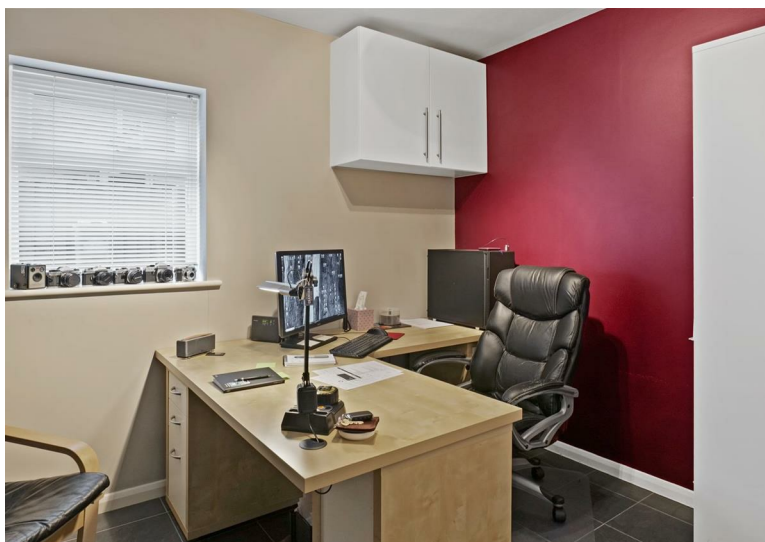
Brickyard Lane, Studley, B80 7EE

Offers over £300,000



This Immaculately Presented Semi Detached Family Home is situated in a great location close to the centre of Studley. With a Reception Hallway, Living Room with Dining Area, Kitchen with door onto the rear Garden and Study which would also make a great Playroom or extra Sitting room. To the First Floor you have a Gallery Landing with Three Double Bedrooms, and a Family Bathroom. Outside the property you have a front Garden with a Block paved Driveway and Access to the Garage which has been split into a storage section to the front and the Study to the rear. There is a side gate which leads to the rear Garden with both lawn and separate patio areas.

The property is located a short walk away from the hub of Studley Village, which is extremely popular for its excellent schooling and range of shopping and leisure amenities. The village has desirable rural exposure including country walks and bridal paths, as well as being conveniently positioned for, and well connected to, Redditch, Stratford-Upon-Avon and Evesham via public transport. The M40 and M42 motorways are easily accessible and connect to Birmingham, Solihull, the M5 and beyond and London.



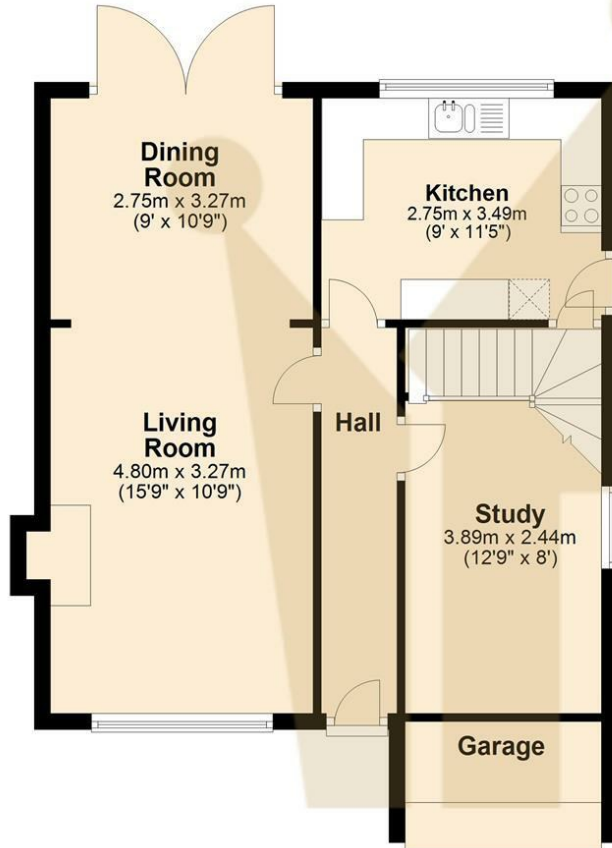
Hallway	
Living Room	15'8" x 10'8" (4.80m x 3.27m)
Dining Room	9'0" x 10'8" (2.75m x 3.27m)
Kitchen	9'0" x 11'5" (2.75m x 3.49m)
Study	12'9" x 8'0" (3.89m x 2.44m)
Landing	
Bedroom One	12'2" x 10'8" (3.73m x 3.27m)
Bedroom Two	11'11" x 10'11" (3.64m x 3.33m)
Bedroom Three	8'10" x 11'5" (2.70m x 3.48m)
Bathroom	8'11" x 11'5" (2.73m x 3.49m)





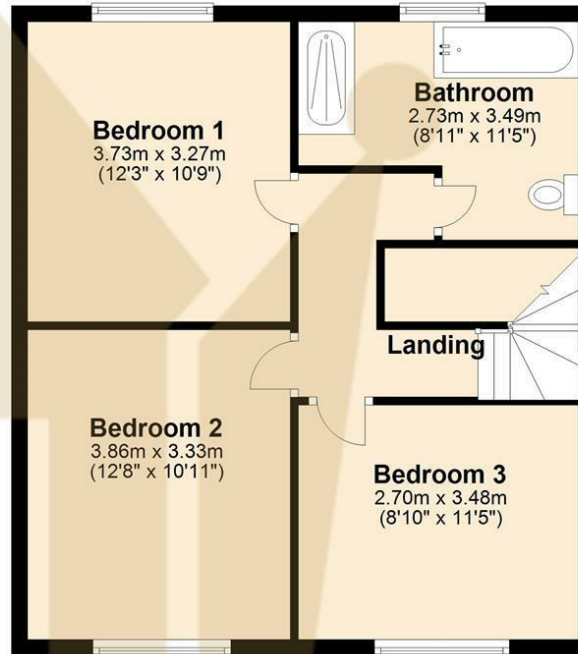
Ground Floor

Approx. 55.9 sq. metres (602.2 sq. feet)

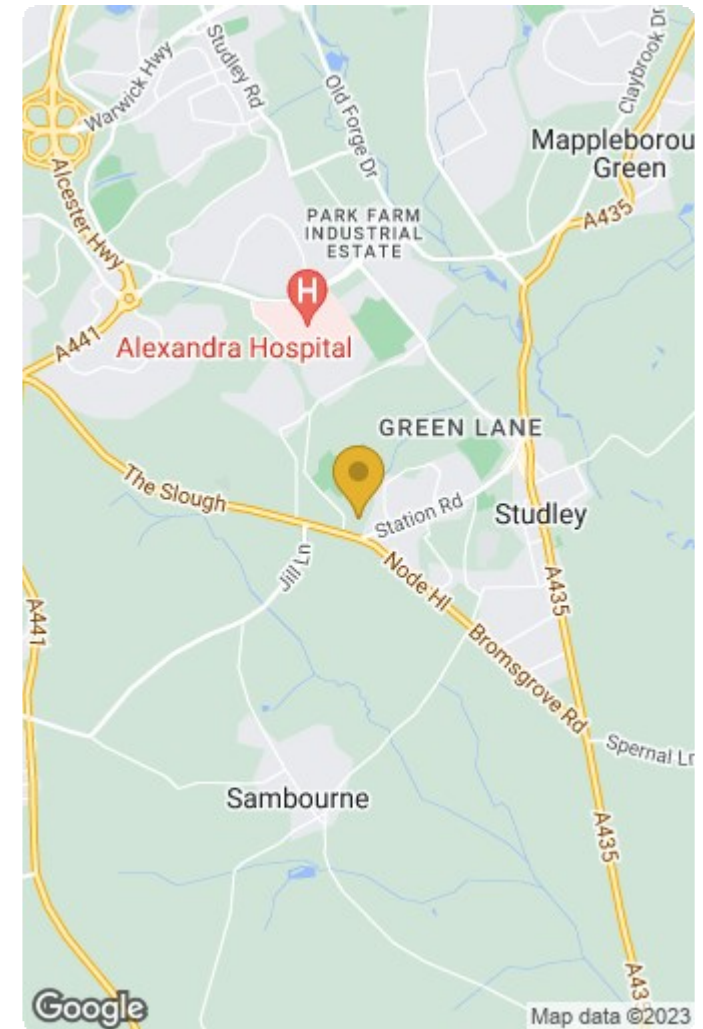


First Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 108.1 sq. metres (1163.3 sq. feet)



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	86

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	