



The Grove, Studley, B80 7QL

Offers over £300,000


KING
HOMES

**** Three Bedrooms ** Semi Detached ** The Grove ** Driveway Parking ** Private Garden **** This well-proportioned three-bedroom home features a bright bay-fronted living room, a practical kitchen flowing through to a separate dining room, and a useful lean-to with adjoining store. Upstairs, there are three comfortable bedrooms, a family bathroom and a separate WC. The enclosed rear garden enjoys a large paved patio, lawn and a further seating area with shed, creating a private and family-friendly outdoor space. Overall, this is a well-balanced and welcoming home in a desirable village location.



This well-proportioned three-bedroom home offers generous accommodation arranged over two floors, together with useful additional space.

Ample driveway parking is provided via a gated entrance, with low-level brick walls and well-maintained hedges to the borders, creating a welcoming approach to the home.

The ground floor is thoughtfully laid out, with a welcoming entrance hall providing access to the principal reception rooms and staircase to the first floor. At the front, the living room is a bright and spacious area, featuring a bay window that floods the space with natural light. To the rear, the kitchen is practical and well-presented, flowing through to a separate dining room, perfect for family meals or flexible working space. Beyond the kitchen, a lean-to provides additional covered space, with a useful store adjoining.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a smaller room ideal as a child's bedroom, nursery, or home office. The accommodation is complemented by a family bathroom and a separate WC, offering a practical layout for modern living.

The rear garden features a large paved patio area, with planting and a lawn, and a further paved patio to the rear, complete with a garden shed. The garden is fully enclosed by fencing, providing both privacy and a safe space for children or pets.

Overall, this home combines well-balanced living and bedroom spaces with versatile ancillary areas, making it ideal for families or anyone seeking a functional yet welcoming property.

Dining Room 8'0" x 5'10" (2.46m x 1.79m)

Hall

Living Room 17'11" x 11'2" (5.48m x 3.41m)

Kitchen 9'6" x 12'3" (2.92m x 3.75m)

Lean-to 17'11" x 4'9" (5.48m x 1.46m)

Store

Landing

Bedroom 1 12'2" x 11'2" (3.71m x 3.41m)

Bedroom 2 12'2" x 9'1" (3.71m x 2.79m)

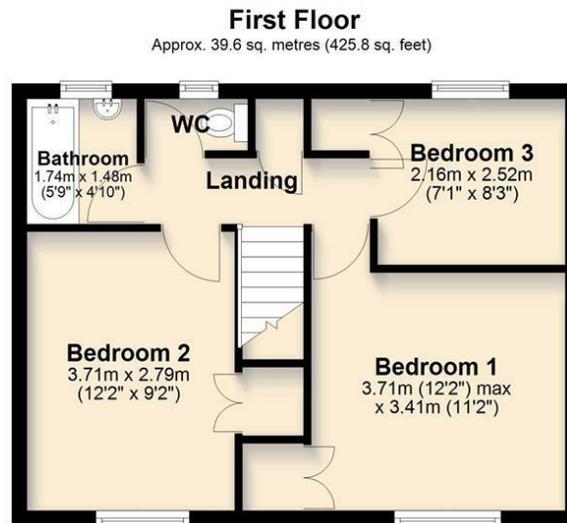
Bedroom 3 7'1" x 8'4" (2.16m x 2.56m)

Bathroom 5'8" x 4'10" (1.74m x 1.48m)

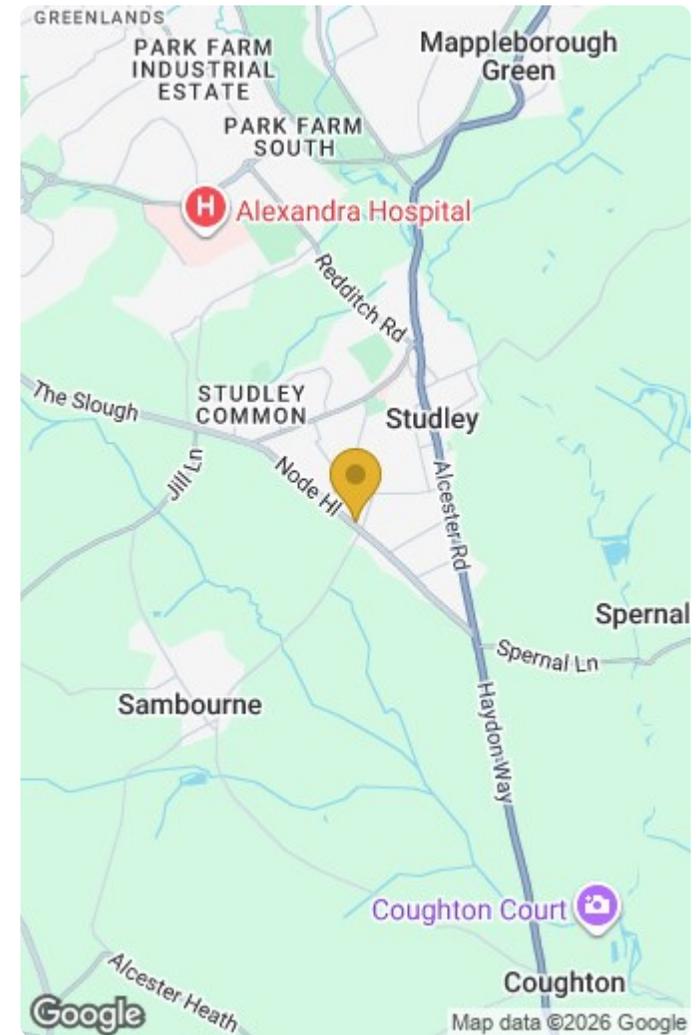
W.C







Total area: approx. 88.0 sq. metres (947.1 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			
		58	73
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	