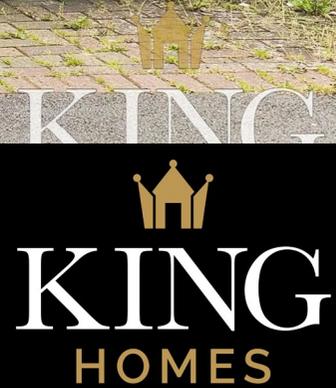




Brickyard Lane, Studley, B80 7EE

Guide price £290,000



****NO CHAIN**** Well-presented, THREE/FOUR BEDROOM semi-detached property located in the village of STUDLEY. With GARAGE CONVERSION FOR POTENTIAL BEDROOM 4 OR HOME OFFICE. The property resides on a generous plot featuring a large driveway providing ample off-road parking to the front aspect, and a large enclosed landscaped garden to the rear.

Presented to a nice standard, the internal accommodation comprises on the ground floor; An entrance hall, spacious lounge-diner with fireplace feature and double glazed patio doors to the rear garden. A kitchen with a range of fitted units, integrated appliances and space for free standing appliances. The garage has been partly converted into a multifunctional room which is ideal for a bedroom/office/playroom.

Upstairs features three double bedrooms, the main bathroom enjoys a low level toilet, hand wash basin, shower cubicle and bath.

Externally, the front allows access to the garage, off road parking for multiple vehicles and entry to the enclosed porch. The rear offers a low maintenance garden with a patio area with decking and a shed.



The location of the home gives quick and easy access to Studley Village itself, and the surrounding beautiful countryside. It provides excellent sought after primary and secondary schooling and an array of independent shops and services, as well as popular supermarkets and a leisure centre. There is handy and regular public transport to neighbouring villages and beyond and easy access to the M40, M42 and M5 motorways, for the commuters. The towns of Redditch, Evesham and Stratford-Upon-Avon are also within a short drive.

Porch

Hallway

Lounge/Diner 24'4" x 10'9" (7.43m x 3.30m)

Kitchen 8'10" x 11'5" (2.70m x 3.50m)

Office/Potential Bedroom 4 11'0" x 7'8" (3.37m x 2.35m)

Lean-to

First Floor Landing

Bedroom 1 11'11" x 10'9" (3.65m x 3.30m)

Bedroom 2 12'0" x 10'9" (3.68m x 3.30m)

Bedroom 3 8'11" x 11'5" (2.74m x 3.50m)

Bathroom 8'6" x 11'5" (2.61m x 3.50m)

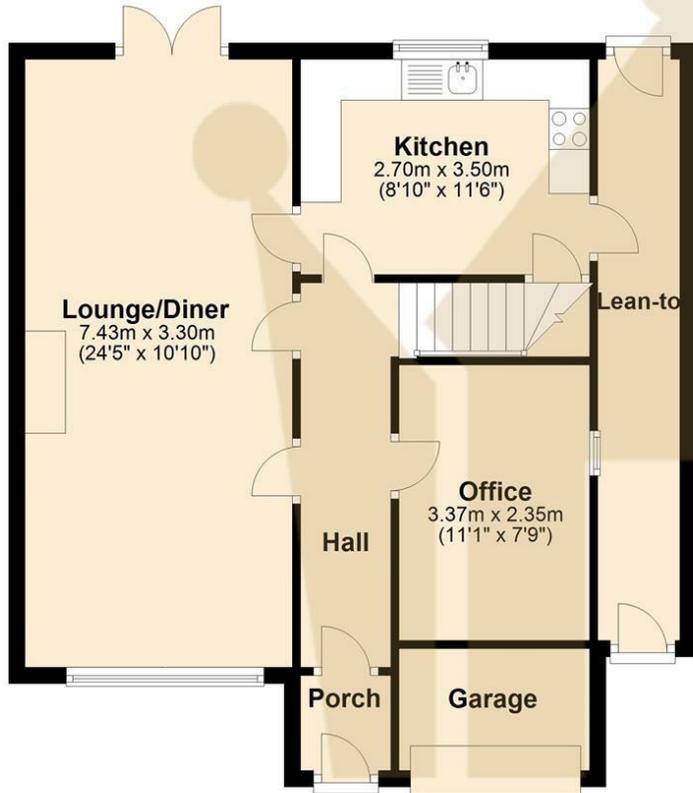
Garage (for storage only)





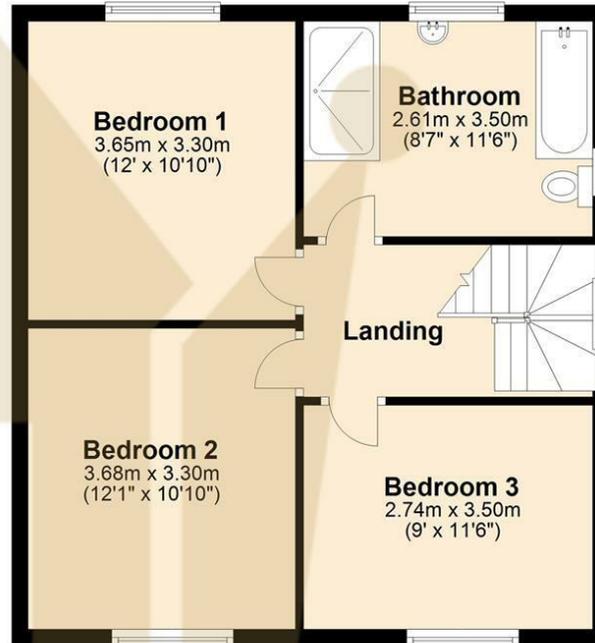
Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)

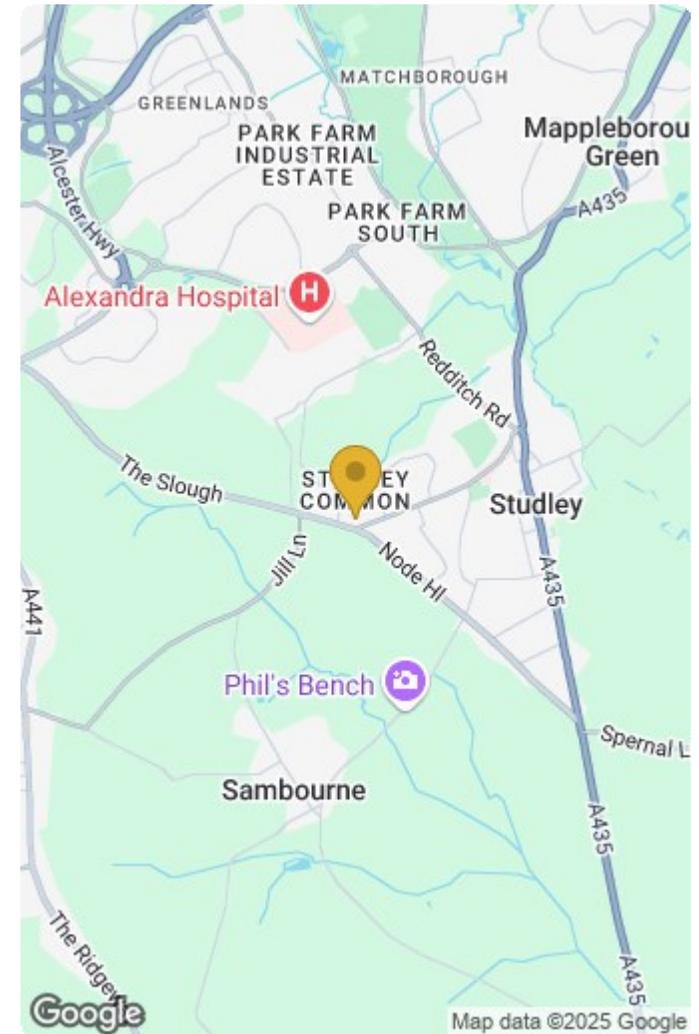


First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 115.5 sq. metres (1243.1 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			
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		