



Foster Avenue, Studley, B80 7QJ

Offers over £290,000

**KING**
HOMES

1352 Sq Feet Total King Homes are pleased to present this 3-bedroom family home situated within the highly sought-after village of Studley. Village amenities include shops, restaurants, supermarkets and great schooling. The nearby towns of Redditch, Alcester and Stratford-upon-Avon are all within a short driving distance and there are excellent travel links via the M42/M40/M5.



Entering the spacious hallway there are doors leading you through to the living room and kitchen diner.

The Living room is cosy but light due to the dual aspect windows with sliding patio door. The room is warmed by the feature fireplace which is currently electric but could easily be opened to install a wood burner if so desired.

The Kitchen Diner is wonderfully spacious and is fitted with white wall and base units, tiled walls, stainless steel sink, gas hobs and integrated oven. The dining room is modernised with wooden floors and open fireplace. This is a perfectly practical space for both cooking and entertaining family and friends.

Through the kitchen there is access to the Study, guest W/C, storeroom and utility where all white goods can be kept neatly tucked away.

Upstairs there are 3 comfortable double bedrooms and the family bathroom fitted with bath, w/c and basin.

Outside there is a large frontage with potential off-road parking for 4 cars. The rear garden is also generously sized, mostly laid to lawn along with a patio area to sit and enjoy the sun. The garage can be accessed from both front and rear garden.

Hallway

Living Room 13'8" x 10'0" (4.17m x 3.05m)

Kitchen/Diner 22'2" x 11'5" (6.77m x 3.48m)

Study 8'0" x 6'7" (2.46m x 2.01m)

Utility Area 5'0" x 6'7" (1.54m x 2.01m)

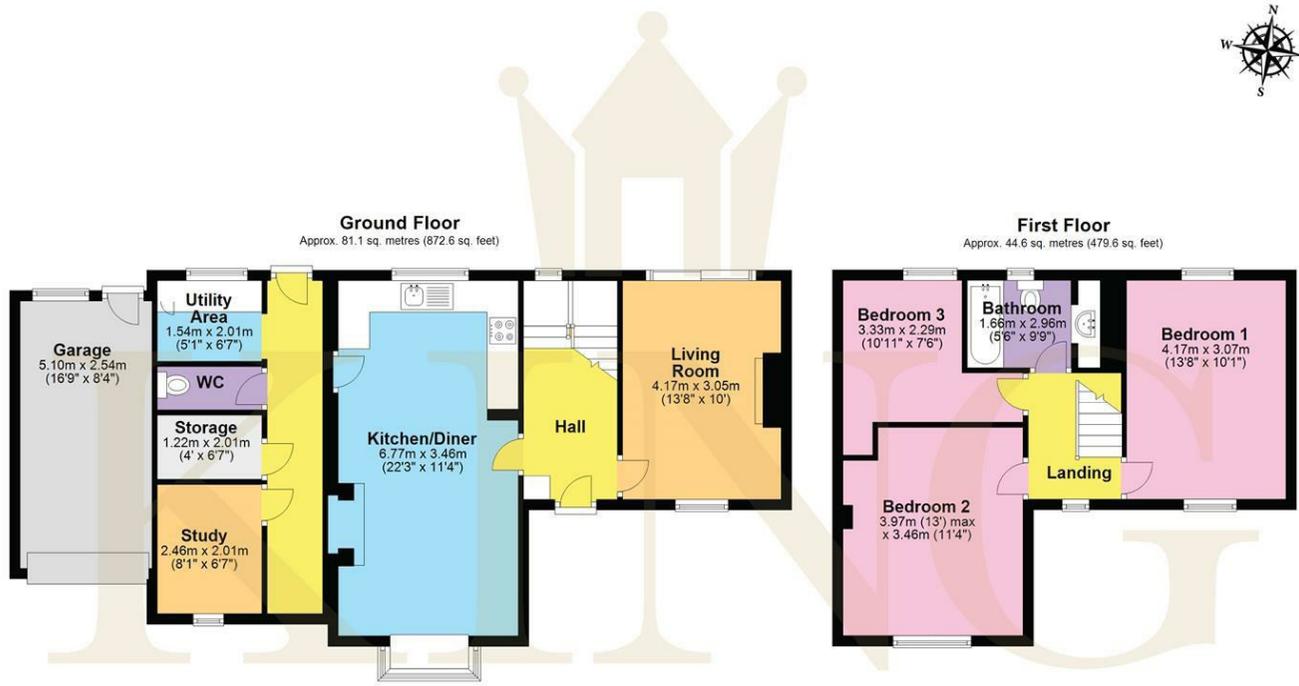
W.C

Storage

Garage 16'8" x 8'3" (5.10m x 2.54m)



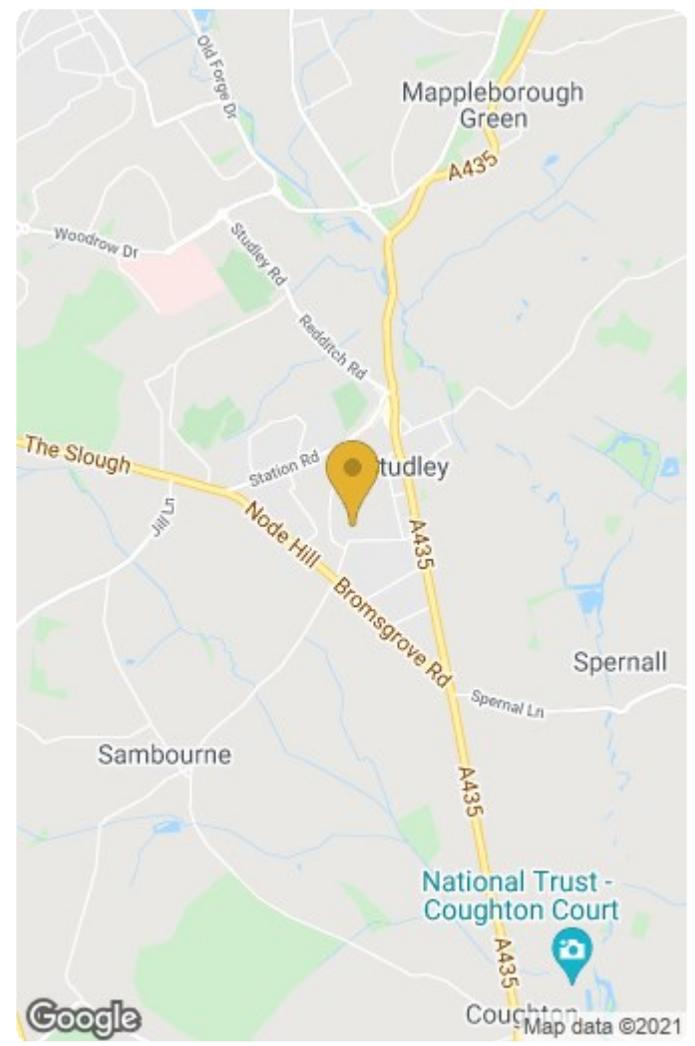




HOMES

Total area: approx. 125.6 sq. metres (1352.3 sq. feet)

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			83
(69-80) C		69	
(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	