



Canterbury Close, Studley, B80 7JF

£325,000



**KING**  
HOMES

Perfectly nestled in a prime- residential Studley location is this delightful 3 bedroom, detached family home, with garage and pleasant & private rear garden that screams curb appeal, in a quiet cul-de-sac position.

The well established house, with driveway parking for 2 cars, is only a short walk away from local amenities and gives environmentally- conscious potential buyers the opportunity to leave the car at home and walk to such amenities as the leisure centre, local schools , shops, eateries and all other Studley services. The cul-de-sac itself, is smaller in comparison to others in the area, and has the advantage of minimal passing traffic and lesser properties on the street. The home benefits from an open plan aspect downstairs, and has potential for reconfiguration and adaptation throughout the home. The garden is mainly laid to lawn with a small patio and is not burdened by overlooking neighboring properties

The property briefly comprises of; hallway, living room/dining room (open plan) and kitchen. Upstairs, there are two good- size double bedrooms, a single bedroom, a wc and separate family bathroom. To the front aspect is the driveway for 2 cars and garage. To the rear aspect, is a charming garden with private feel giving access to the front of the property via a side walkway.

Studley Village is a fantastic self- functioning, larger village surrounded by countryside, naturally providing a rural feel in a thriving community. It also gives excellent connections to the M40, M42 and M5 for Birmingham, Solihull and London and closer to home, the surrounding towns such as Redditch, Evesham and Stratford-upon-Avon are only a half an hour drive away. There is good primary and secondary education, some schools priding themselves on outstanding Ofsted ratings, as well as nurseries and a library near by.

Viewings are strictly by appointment only, please call King Homes Studley branch on; 01527 908 694.



Hallway

Living room/ dining room

Kitchen

Bedroom 1

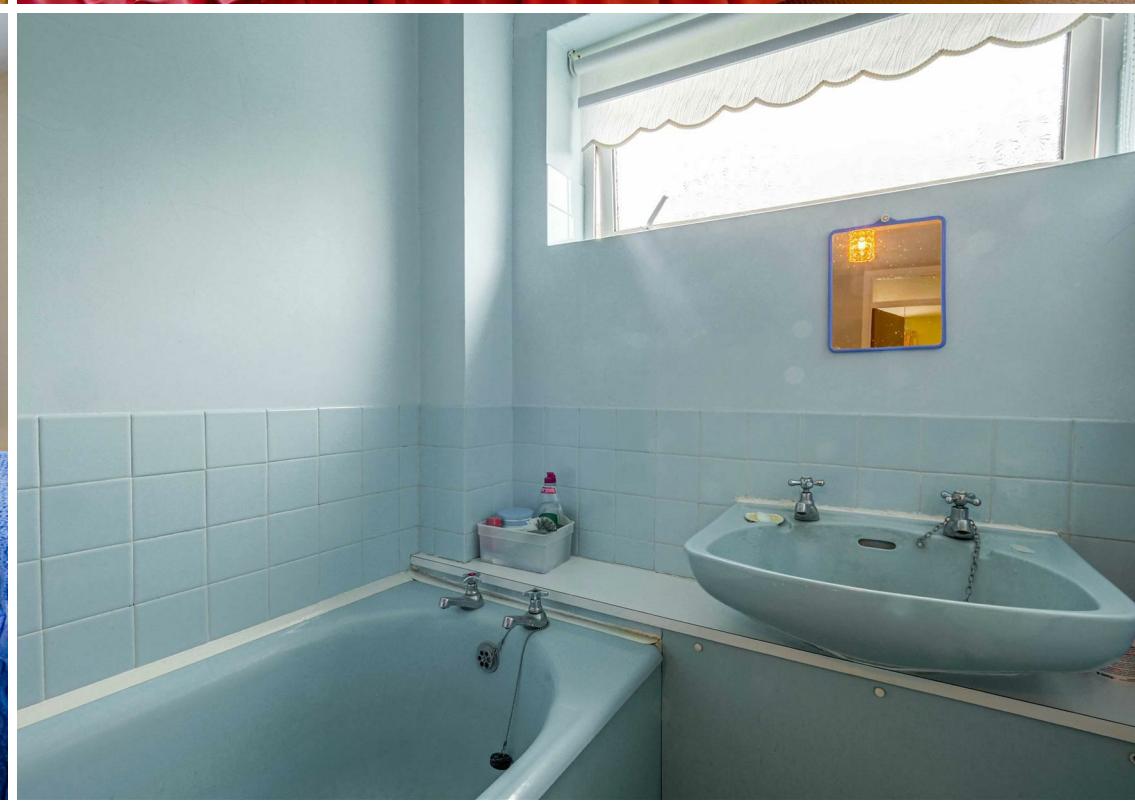
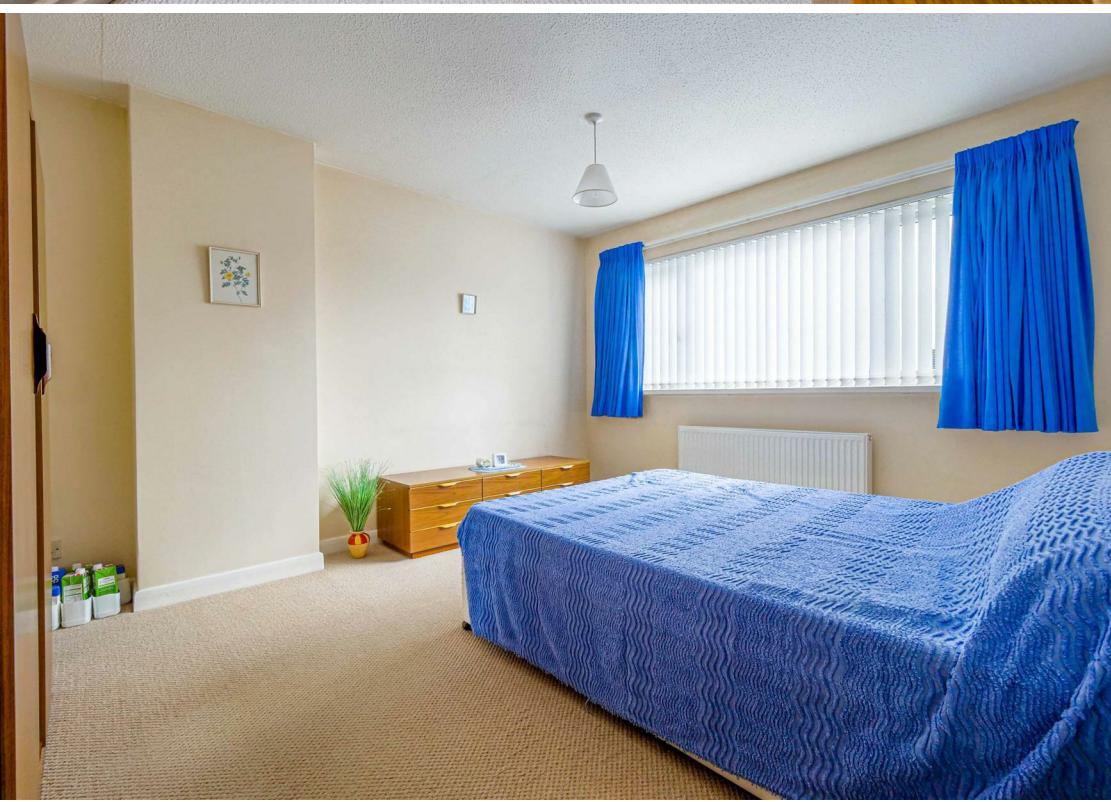
Bedroom 2

Bedroom 3

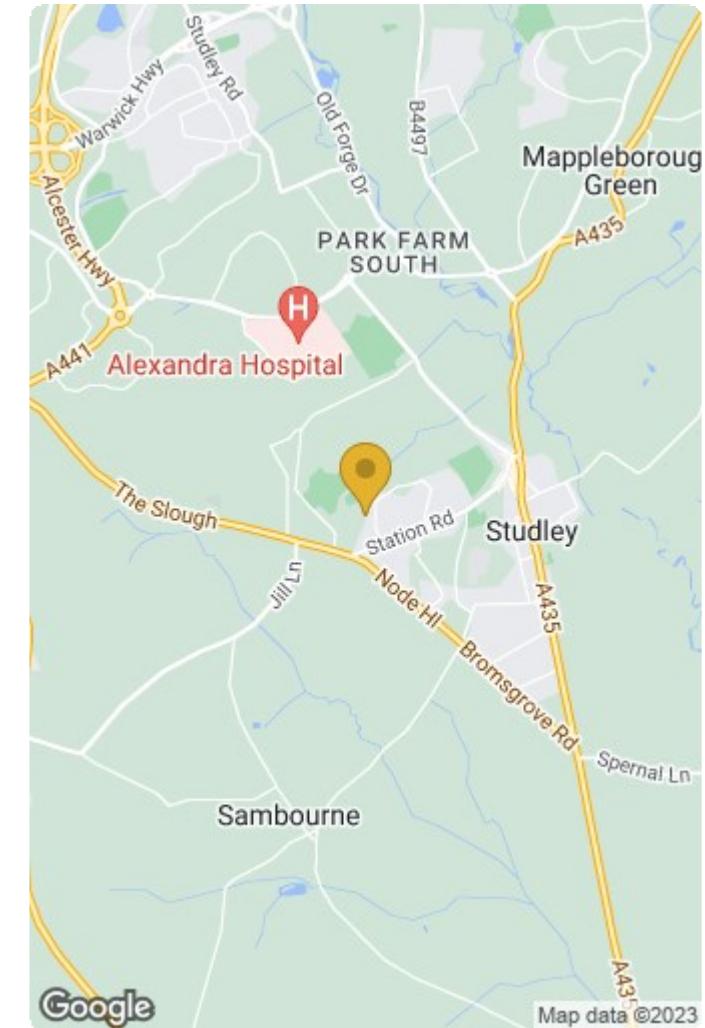
WC

Family bathroom

Garage







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	