



Abbeyfields Drive, Studley, B80 7BF

£325,000

**KING**  
HOMES

\*NO CHAIN\* THREE BEDROOM SPACIOUS DETACHED family home with SOLAR PANELS, GARAGE, off road parking for THREE VEHICLES and mature rear garden. Comprises; Porch, entrance hall, lounge opening through to the dining room, separate kitchen, conservatory opening to rear garden and downstairs cloakroom. Upstairs there is a landing with airing cupboard, large master bedroom, a further double bedroom, single bedroom and shower room. To the rear is a low-maintenance large garden suitable for a family, with patio and a shed. Benefits from double glazing and gas central heating. \*Must be seen to be fully appreciated\*

The property is located a short drive 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.



## Hall

### Downstairs W.C

**Living Room** 13'4" x 12'3" (4.08m x 3.74m)

**Dining Room** 10'10" x 7'6" (3.31m x 2.29m)

**Conservatory** 7'4" x 8'2" (2.25m x 2.49m)

**Kitchen** 10'10" x 7'9" (3.31m x 2.38m)

### First Floor Landing

**Bedroom 1** 13'4" x 9'4" (4.08m x 2.87m)

**Bedroom 2** 10'10" x 8'9" (3.31m x 2.67m)

**Bedroom 3** 8'6" max x 7'4" (2.60m max x 2.26m)

### Lean-to

**Shower Room** 6'1" x 6'5" (1.87m x 1.98m)



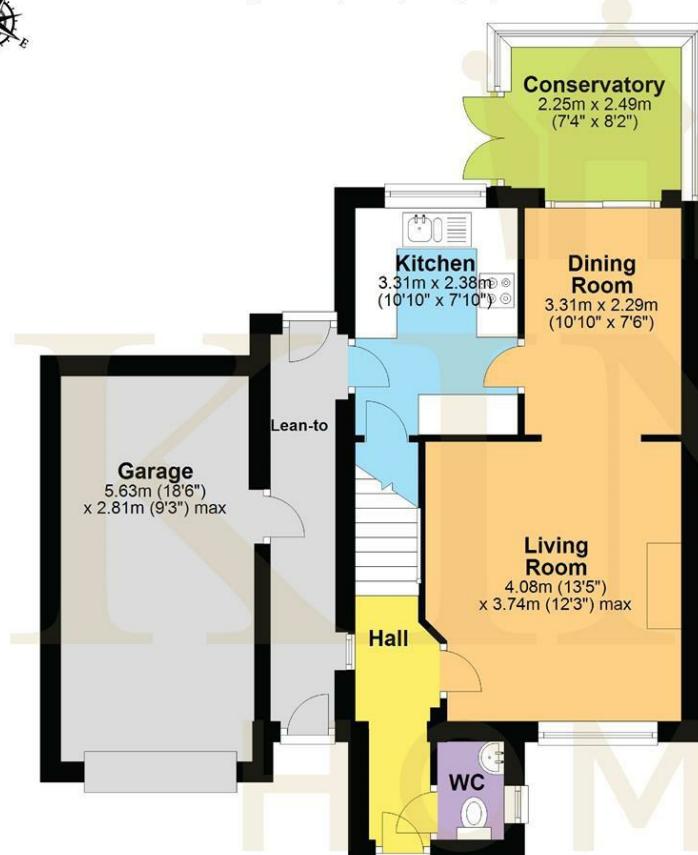


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### Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)

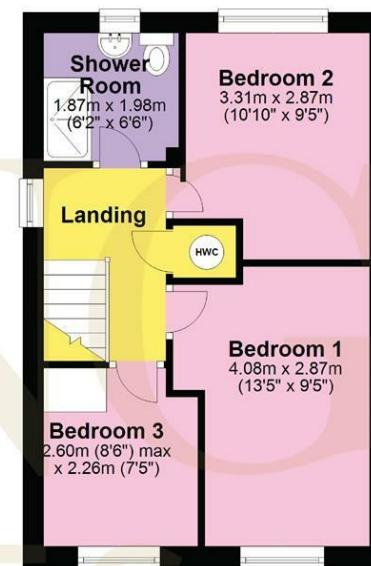


Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

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.

### First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	92
(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	