



Alcester Road, Studley, B80 7NP

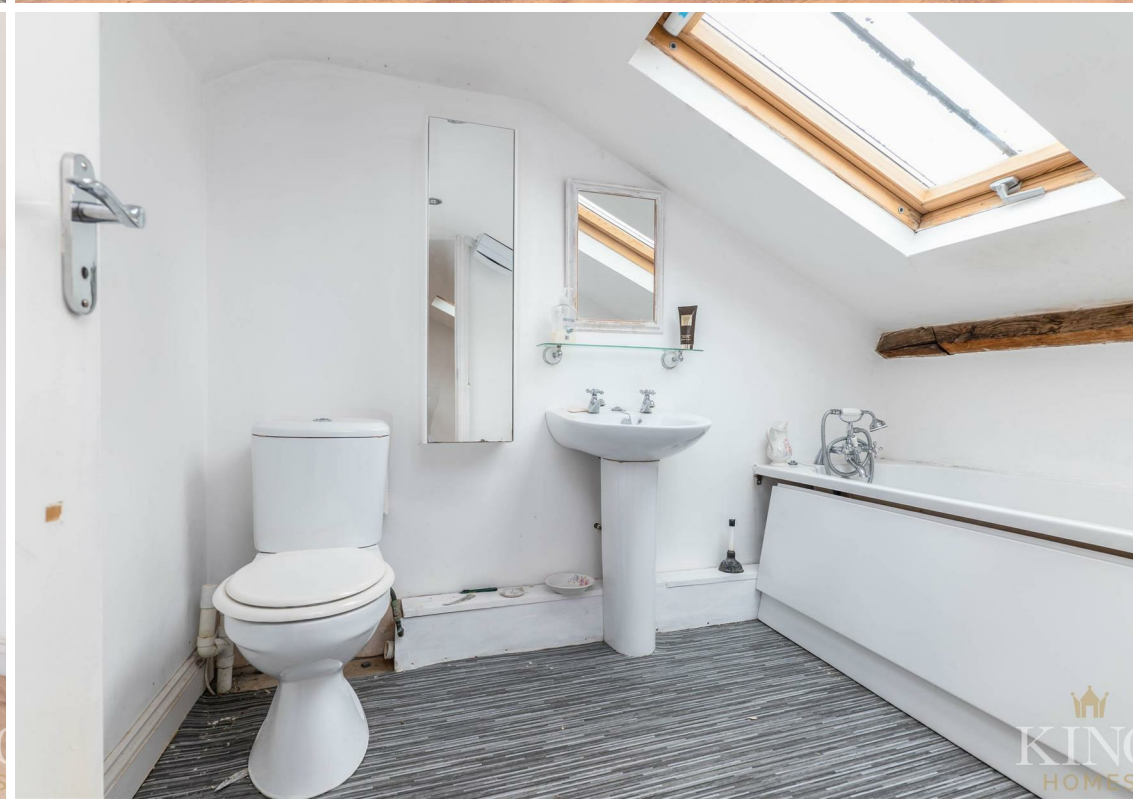
Guide price £290,000


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HOMES

This 5-bedroom property is situated on the Alcester Road in the heart of Studley village, benefiting from the many local amenities that this delightful village has to offer along with great schooling for all years and excellent travel links via the M42/M40/M5. The house is deceptively large and offers great scope for alterations and modernisation to create a beautiful family home. The living room is positioned at the front of the property and could lend itself as a snug, office or dining room. The feature fireplace with wood burning stove adds to the character of the room. From the dining area there are stairs leading to the basement and first floor. Again, this space is versatile and could have multiple uses. From the rear porch there is a ground floor shower room which is fitted with shower, W/C and basin. The kitchen also leads off from the rear porch and is equipped with white units, Worcester Bosch boiler, Belfast sink, wooden work tops and range cooker. The high ceiling with feature beam are a key feature within this room. The family room is wonderfully bright with dual aspect windows and sliding doors that lead you out into the conservatory and rear garden. This area is perfect for entertaining family and friends. Located on the first floor are 4 sizeable bedrooms with great opportunity to alter and modernise. The fifth bedroom is located on the second floor and benefits from an en-suite bathroom. Outside the front of the property is a block paved driveway with off road parking for two cars. At the side of property is a carport which provides side access. The generously sized rear garden is not only private but also South-westerly facing making it the perfect place to enjoy sunny days with friends and family.

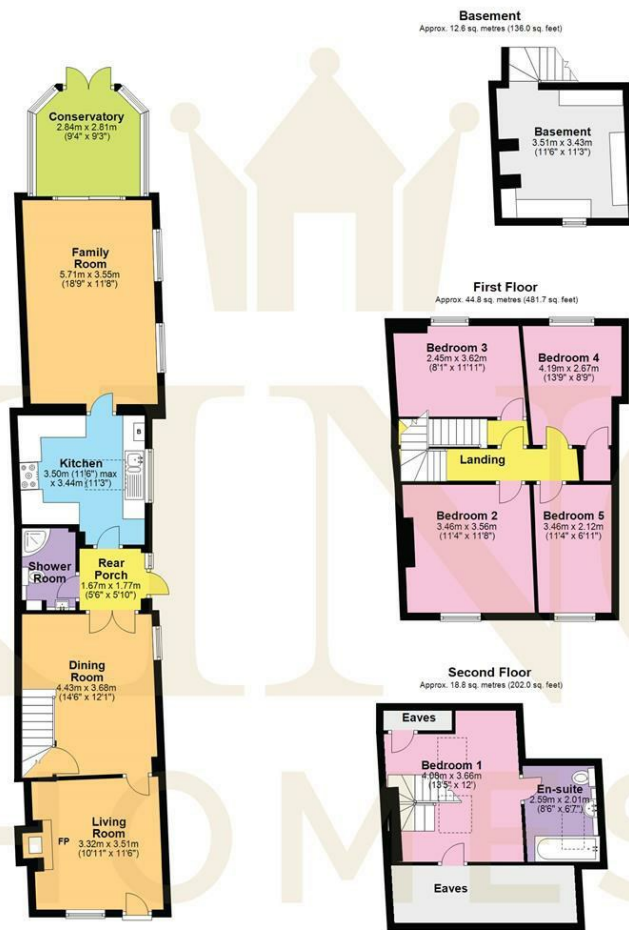


Rear Porch	5'5" x 5'9" (1.67m x 1.77m)
Dining Room	14'6" x 12'0" (4.43m x 3.68m)
Living Room	10'10" x 11'6" (3.32m x 3.51m)
Kitchen	11'5" x 11'3" (3.50m x 3.44m)
Family Room	18'8" x 11'7" (5.71m x 3.55m)
Conservatory	9'3" x 9'2" (2.84m x 2.81m)
Basement	11'6" x 11'3" (3.51m x 3.43m)
First Floor	
Bedroom Two	11'4" x 11'8" (3.46m x 3.56m)
Bedroom Three	8'0" x 11'10" (2.45m x 3.62m)
Bedroom Four	13'8" x 8'9" (4.19m x 2.67m)
Bedroom Five	11'4" x 6'11" (3.46m x 2.12m)
Second Floor	
Bedroom One	13'3" x 12'0" (4.06m x 3.66m)
En-Suite	8'5" x 6'7" (2.59m x 2.01m)
Eaves	





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Total area: approx. 150.5 sq. metres (1619.4 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		
(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	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	EU Directive 2002/91/EC