

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story red brick terraced house with a gravel driveway and a paved area. A black car is parked on the left. The house has a red door with the number 24 and a black door with the number 22. There are several windows, some with white frames and some with blue frames. A green hedge runs along the side of the house. The sky is blue with a few clouds.

Birmingham Road  
Studley  
Offers Around £289,950

## Description

A most convenient location for this beautifully presented three bedroom end of terraced period house in Studley close to the local amenities.

The historic village of Studley is noted for its castle which is now a hotel, local restaurants and hostelrys and independent eclectic shops. Surrounded by Warwickshire countryside the village is known for its sense of community.

There are direct links to Birmingham with excellent road and rail connections to Solihull, Stratford-upon-Avon, Redditch, Warwick, and Birmingham are all easily accessible. With proximity to the NEC and Birmingham International Airport via the M42 forming the hub of the Midlands motorway network.

Excellent local schooling can be found within the village and also at Henley and Alcester.

A gravel front driveway with wrought iron decorative gated threshold with composite front door opening into the dining room with log burner and box bay to the front, a doorway leads into the lounge with stairs to the first floor accommodation, log burner and door into the refitted kitchen with integrated appliances and further doors to the refitted ground floor shower room and rear garden.

On the first floor there are three generous bedrooms.

The rear garden has a paved courtyard patio leading to gated lawned area opening to extensive lawn with fencing and hedges to boundaries.



**Accommodation**

**LOUNGE**

12'11 x 12'7 (3.94m x 3.84m)

**DINING ROOM**

15'3 max x 12'11 (4.65m max x 3.94m)

**REFITTED KITCHEN**

11'2 x 7'10 (3.40m x 2.39m)

**MODERN GROUND FLOOR  
SHOWER ROOM**

**LANDING**

**BEDROOM 1**

12'11 x 11'0 (3.94m x 3.35m)

**BEDROOM 2**

12'1 x 9'8 (3.68m x 2.95m)

**BEDROOM 3**

10'4 x 8'1 (3.15m x 2.46m)

**LARGE REAR GARDEN**



TENURE: We are advised that the property is freehold.

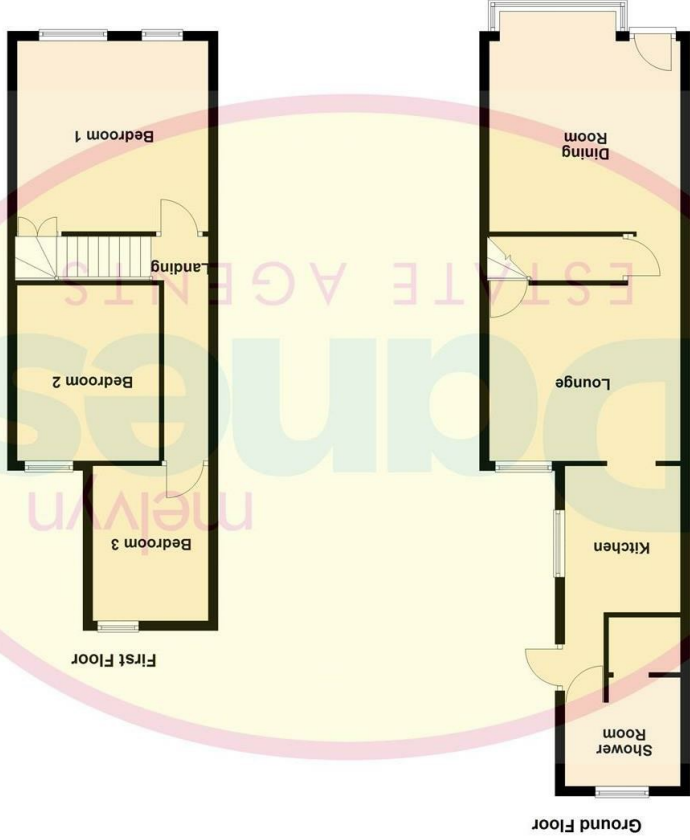
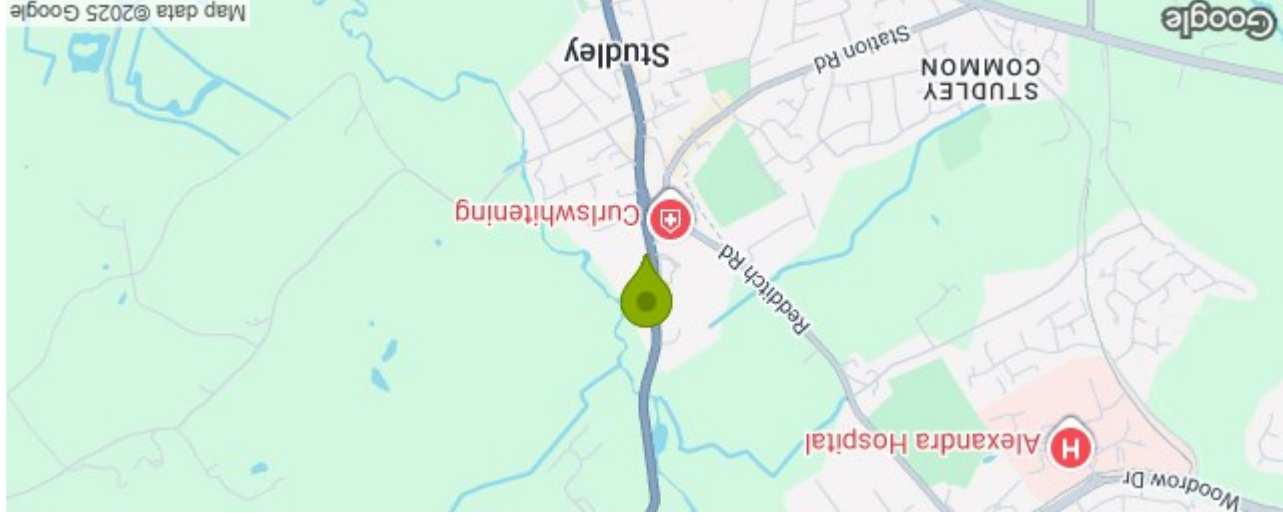
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 09/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 09/09/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 22 Birmingham Road Studley Studley B80 7BG Council Tax Band: B

Energy Efficiency Rating	
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	
Current	59
Potential	77

EU Directive 2002/91/EC

England & Wales

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.