

AP MORGAN



Manor Road, Studley, Warwickshire
Offers in the region of £300,000

Features:

- Two-bedroom semi-detached home
- Spacious lounge
- Generous kitchen/diner with breakfast bar
- Downstairs WC
- Two double bedrooms
- Versatile garden
- Drive space for parking a car
- EPC - D

Description:

A well-presented, semi-detached character property in Studley offering two-bedrooms.

To the front of the property is a drive fit for parking a car, access to the garage through a garage door and a side access gate leading to the rear.

The ground floor of the property comprises: a spacious lounge with access to the stairs and a ground floor WC, under-stair storage, the fitted kitchen/diner offering a breakfast bar, sink, oven, gas hob and space for a free-standing appliance. This floor also offers a sitting room with a tri-folding door to garden.

The first-floor landing establishes: Bedroom one, double with space for freestanding storage as well as offering integrated storage, bedroom two is a further double that presents a view over the garden. The bathroom of the property houses a bath/shower, sink and WC. This property offers gas central heating throughout.

To the rear of the property is a spacious garden laid to an initial sand-stone patio that creates ample spaces for seating arrangements, with the remaining space stepped up and laid to lawn. This space also offers a fenced off planting area to the back.

This position in Studley is in close proximity to various public footpaths through countryside vistas, the Studley Castle, as well as the Redditch town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.





EPC Rating: D
Council Tax Band: (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



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