

AP MORGAN



Lansdowne Road, Studley,
Offers in the region of £335,000

Features:

- Deceptively spacious semi-detached home
- Three well-proportioned bedrooms
- Living room with feature multi-fuel burner
- Impressive dining room and garden room
- Fitted kitchen with space for appliances
- Separate utility room with garage access
- Landscaped rear garden
- EPC Rating: D

Description:

A well-presented semi-detached family home positioned in the highly sought-after village of Studley. This property offers three-well proportioned bedrooms and a generous, flexible ground floor living space.

To the front of the property is a private block-paved driveway providing ample off-road parking space, along with access to the attached garage.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first-floor landing and guest WC/cloakroom, living room with a feature multi-fuel burner, sizeable dining room with sliding doors opening onto the added garden room, fitted kitchen with space for freestanding appliances, and the separate utility room with space for appliances and homing the boiler.

The first-floor landing establishes: Bedroom one with fitted wardrobes and a view to the rear garden, double bedroom two with space for wardrobes, well-proportioned bedroom three, the family bathroom providing a bath, separate corner shower and wash basin, and the separate WC.

Outside to the rear is a beautifully landscaped garden with an initial paved and decked area perfect for garden furniture, then laid to well-maintained lawn with a footpath, mature planted borders, and a further private decked area to the rear.

The property further benefits from a fully boarded and usable loft space with pull - down ladder, gas central heating and double glazed windows throughout.

This position in Studley is in very close proximity to the Studley Common, Village centre and a short travel from Redditch Town Centre; presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.



Details:

Entrance Hallway

Living Room 13'11" x 11'9" (4.24m x 3.58m)

Dining Room 20'2" x 10'5" (6.15m x 3.18m)

Kitchen 12'2" x 7'9" (3.7m x 2.36m)

Utility Room 11'2" x 7'8" (3.4m x 2.34m)

Guest WC 4'7" x 2'6" (1.4m x 0.76m)

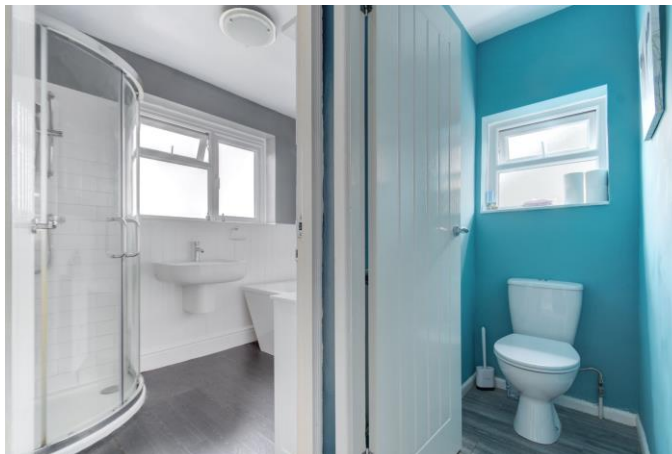
Bedroom One 12'4" x 10'5" (3.76m x 3.18m)

Bedroom Two 11'4" x 10'7" (3.45m x 3.23m)

Bedroom Three 7'9" x 7'9" (2.36m x 2.36m)

Bathroom 6'10" x 7'9" (2.08m x 2.36m)

Garage



EPC Rating: D

Council Tax Band: D (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

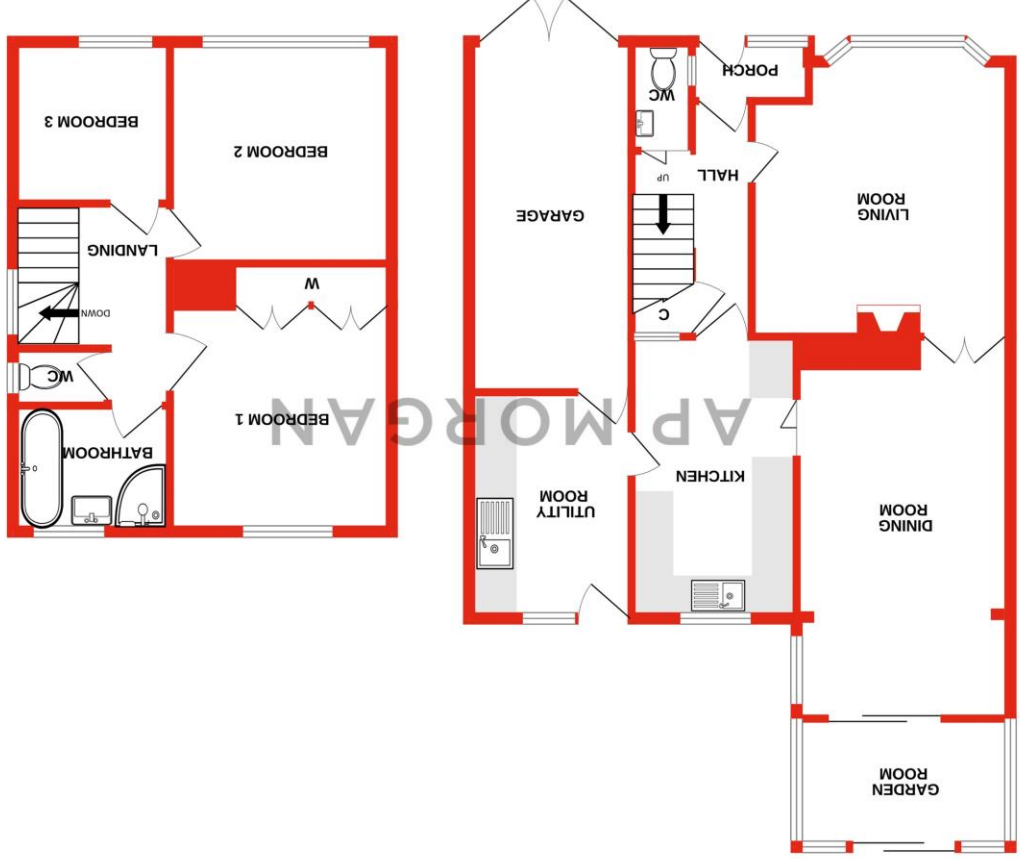
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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