

#### **Features:**

- A charming end terrace home
- Four double bedrooms
- Three reception rooms
- Well-fitted kitchen
- Family bathroom, ensuite shower room & WC
- Large enclosed rear garden
- Access to on-street parking
- Situated in the desirable village location of Studley.

### **Description:**

A charming end terrace home, boasting four bedrooms, ample room sizes and generous living spaces. This property is well situated in the desirable village location of Studley.

The ground floor boasts three spacious reception rooms, including a lounge with a feature fireplace and bay window, a cosy sitting room, and a formal dining room, with French door access to the rear garden - offering flexible living and entertaining spaces. The well-fitted kitchen provides a sink, integrated fridge/freezer, space/plumbing for freestanding appliances, and stairs rising to the first-floor landing.

The first-floor landing establishes: Four spacious double bedrooms, bedrooms one and two, benefit from a shared ensuite, providing a walk-in shower, WC and washbasin, bedroom four, benefits from an integrated wardrobe and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

Externally, the property benefits from excellent kerb appeal with a traditional façade, complete with bay windows and a private gated entrance. The large enclosed rear garden, with high fencing and established trees, offers privacy and a safe space for children and/or pets. The rear garden benefits from access to a WC.

Well-positioned in Studley, offering access to an assortment of amenities including shopping, well regarded schooling, pubs/bars and restaurants, along with the local bus routes. Additionally, this property is roughly 5 miles from the Redditch Town Centre, and the M5 and M42 motorways are accessible.













#### **Details:**

**Lounge** 13'10" x 13'1" (4.22m x 4m) max dimensions

**Sitting Room** 13'10" x 8'7" (4.22m x 2.62m) max dimensions

**Dining Room** 11'9" x 8'7" (3.58m x 2.62m)

**Kitchen** 11'9" x 13'7" (3.58m x 4.14m)

**WC** 4'3" x 3'7" (1.3m x 1.1m)

Landing

**Bedroom 1** 16'4" x 10'8" (4.98m x 3.25m) max dimensions

**Bedroom 2** 12'2" x 9'7" (3.7m x 2.92m)

**Ensuite** 7'7" x 5'10" (2.3m x 1.78m)

**Bedroom 3** 12'2" x 13'2" (3.7m x 4.01m)

**Bedroom 4** 11'9" x 10'7" (3.58m x 3.23m)

**Bathroom** 8'10" x 5'7" (2.7m x 1.7m)



**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?

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

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

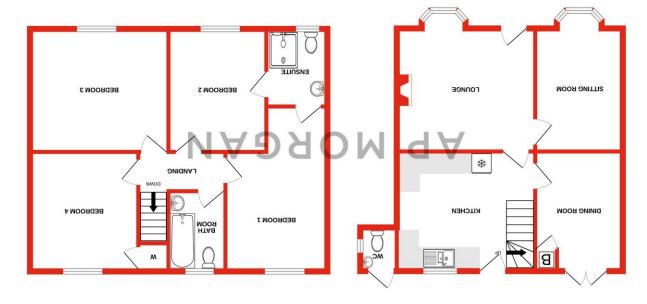
# Need a solicitor?

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

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692 sq.ft. (64.3 sq.m.) approx. 551 sq.ft. (51.2 sq.m.) approx. **GROUND FLOOR** 



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