

AP MORGAN



Littlewood Green, Studley, Warwickshire
Offers in excess of £325,000

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)

EPC Rating: E

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.



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TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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