



**Alcester Road, Studley**  
Offers in Excess of £240,000



**Features:**

- Semi-detached georgian property
- Two double bedrooms
- Spacious family bathroom
- Fitted kitchen and separate dining room
- Lounge with feature fireplace
- Cellar and outbuildings with great potential
- Driveway and off-road parking
- EPC - D

**Description:**

A beautiful example of a early 1800 period Georgian semi-detached property boasting oodles of character in the sought-after area of Studley. Benefitting from fantastic countryside views and a semi-rural location. The ground floor accommodation comprises: Entrance hall, fitted kitchen with space for freestanding appliances and dual aspect windows, dining room with access to the underground cellar, lounge and shower room providing a shower, sink and separate WC. The first floor establishes: Two well sized double bedrooms with fitted wardrobes and a family bathroom providing a bath, separate shower, sink and WC. The rear garden comprises of a low maintenance garden with patio, lawn, and a brick-built store. The property also benefits from an expansive garage/outbuilding with great potential for conversion, making an ideal space for outside office or annexe use subject to planning. Well situated in Studley village the property is ideally located to access an assortment of amenities, well regarded local schools, countryside walks, bus routes, motorway links (M42) and is nearby to Redditch Town Centre.





**Details:**

**Entrance Hallway**

**Lounge**

11' 9" x 12' 0" (3.58m x 3.65m)

**Dining Room**

11' 9" x 16' 2" (3.58m x 4.92m) Max

**Kitchen**

12' 0" x 9' 1" (3.65m x 2.77m)

**Shower Room**

8' 8" x 6' 1" (2.64m x 1.85m)

**Ground Floor WC**

**Cellar**

12' 0" x 11' 9" (3.65m x 3.58m)

**First Floor Landing**

**Bedroom One**

12' 0" x 14' 0" (3.65m x 4.26m)

**Bedroom Two**

12' 0" x 14' 0" (3.65m x 4.26m)

**Bathroom**

12' 3" x 9' 2" (3.73m x 2.79m)

**Outbuilding**

9' 4" x 14' 1" (2.84m x 4.29m)

**Garage**

15' 1" x 23' 8" (4.59m x 7.21m) Max

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 406956.**



How can we help you?

Need a mortgage?

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Property to sell?

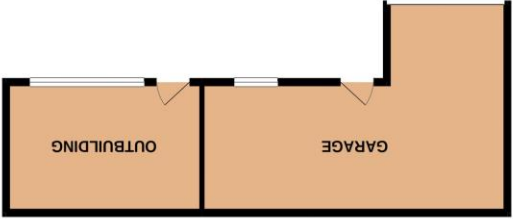
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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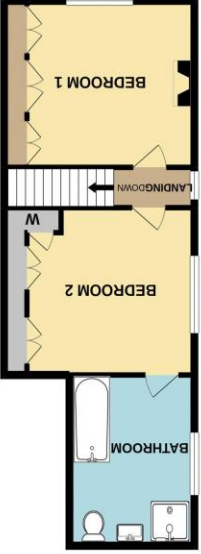
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GROUND FLOOR  
981 sq. ft. (92.1 sq m.) approx.



CELLAR  
181 sq. ft. (16.8 sq m.) approx.



FIRST FLOOR  
499 sq. ft. (46.4 sq m.) approx.



TOTAL FLOOR AREA: 1,671 sq. ft. (155.2 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 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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