

AP MORGAN



Badbury Gardens, Studley
Offers in Excess of £380,000

Features:

- Beautifully presented family home
- Master bedroom with en-suite
- Three further bedrooms
- Fitted kitchen/breakfast room
- Separate dining room and lounge
- Low maintenance private gardens
- Private driveway with off-road parking
- EPC - B

Description:

A beautifully presented, four double bedroom, detached family home, situated in a highly sought-after quiet residential area of Studley, Warwickshire.

The ground floor accommodation comprises: Entrance porch with cloaks storage cupboard and hallway, fitted kitchen/breakfast room with an integrated gas hob, double electric oven, dishwasher and sink, along with space for freestanding appliances, separate dining room with French Doors leading to the rear garden, spacious lounge with a feature gas fireplace and bow window, a handy ground floor WC, and a converted garage adding an office/playroom.

The first-floor landing establishes: Master bedroom with two fitted wardrobes and an en-suite shower room benefitting from underfloor heating, double bedrooms two and three with space for wardrobes and a view to the rear garden, double bedroom four with space for wardrobes, and the modern family bathroom, providing a bath with overhead shower, sink and WC, along with an anti-mist mirror.

To the rear is a low maintenance, private garden with a feature pond, man cave and further zoned seating areas surrounded by large, gravelled boarders containing mature plant life. The garden further benefits from a good-sized store area accessed from both the rear and front of the property. To the front of the property is a private driveway providing ample off-road parking along with side gate access to the rear.

The property benefits from solar panels that are owned outright. Over the last two years, as well as reducing electricity consumption, they have generated over £1500 per annum tax free income. Whilst we cannot guarantee sunshine in years to come, this feed in tariff (FIT) is guaranteed for the next 15 years by the government and will rise with inflation. Well placed in a popular residential area of Studley, the property benefits from local shopping, a leisure centre, restaurants, bars, sought after schools, and commuter routes across the region.



Details:

Entrance Porch and Hallway

Kitchen

10' 1" x 12' 8" (3.07m x 3.86m)

Dining Room

10' 1" x 9' 4" (3.07m x 2.84m)

Lounge

15' 7" x 14' 6" (4.75m x 4.42m)

Study/Play Room

15' 9" x 8' 0" (4.80m x 2.44m)

Ground Floor WC

Master Bedroom with En-suite

11' 4" x 11' 7" (3.45m x 3.53m)

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Four

10' 0" x 10' 6" (3.05m x 3.20m)

Family Bathroom

9' 5" x 5' 4" (2.87m x 1.62m)

Store

12' 0" x 11' 6" (3.65m x 3.50m) MAX

EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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Need a mortgage?

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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?

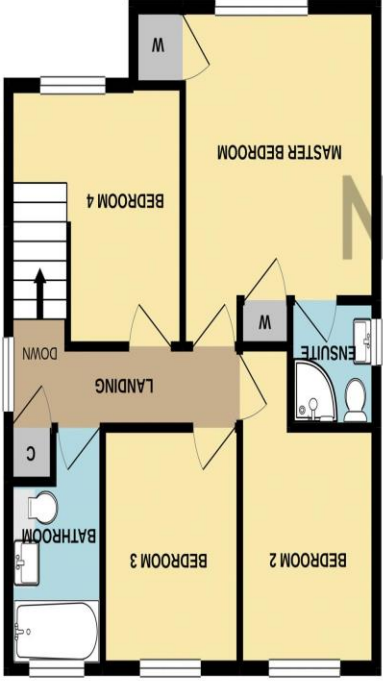
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GROUND FLOOR
841 sq.ft (78.1 sq.m.) approx.



1ST FLOOR
534 sq.ft (49.6 sq.m.) approx.

TOTAL FLOOR AREA : 1375 sq.ft (127.7 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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