



Bromsgrove Road, Studley, B80 7PE

Offers in the region of £365,000



**** Four Bedroom Link Detached Family Home ** Generous Gardens ** Driveway Parking for Multiple Vehicles ** Garage **** A beautifully proportioned four-bedroom home, perfectly suited for family living. Featuring a generous living room, separate dining area, and a modern kitchen with breakfast bar, this home offers versatile, practical accommodation. The principal bedroom is a spacious double, complemented by three further well-sized bedrooms and a family bathroom. Outside, a generous rear garden with paved patio, large lawn, and established borders provides a private outdoor retreat, while the tarmac driveway and integral garage offer excellent parking and storage. Set back from the road with a lawned foregarden, this home combines space, flexibility, and privacy in a highly desirable setting.



This well-proportioned link-detached four-bedroom home offers a practical and versatile layout, ideal for family living, with a good balance of reception space and bedroom accommodation across two floors.

Set back from the road, the property is approached via a generous tarmac driveway providing off-road parking for multiple vehicles. To the front, a lawned foregarden adds to the overall kerb appeal, with fencing to the sides creating a defined boundary and a pleasant sense of privacy.

The property is entered via a welcoming porch leading into a central hallway, which provides access to the principal ground floor rooms. To the front, the kitchen is fitted with a range of units complemented by integrated appliances and finished in neutral tones. A breakfast bar provides an informal dining area, while a window looks out to the rear garden, and a side door offers direct external access.

To the rear, the living room is a particularly generous space with ample room for a variety of furniture arrangements. Adjacent, the dining room provides a dedicated area for family meals, with a natural connection to the main living space while still retaining separation.

A ground floor WC is conveniently positioned off the hallway, enhancing practicality for both residents and guests. The integral garage, a key feature of this link-detached home, offers excellent storage or potential for conversion (subject to the necessary consents).

Upstairs, the first floor landing leads to four bedrooms. The principal bedroom is a well-proportioned double, while bedrooms two and three also offer comfortable accommodation for family or guests. Bedroom four provides flexibility as a single bedroom, nursery, or home office.

The family bathroom is centrally located and fitted with a bath and essential sanitaryware, serving all bedrooms.

To the rear, the property benefits from a generous garden featuring a paved patio area leading onto a large lawn, with planted borders and established greenery. The garden is fully enclosed by fencing, providing a private outdoor space.

Porch

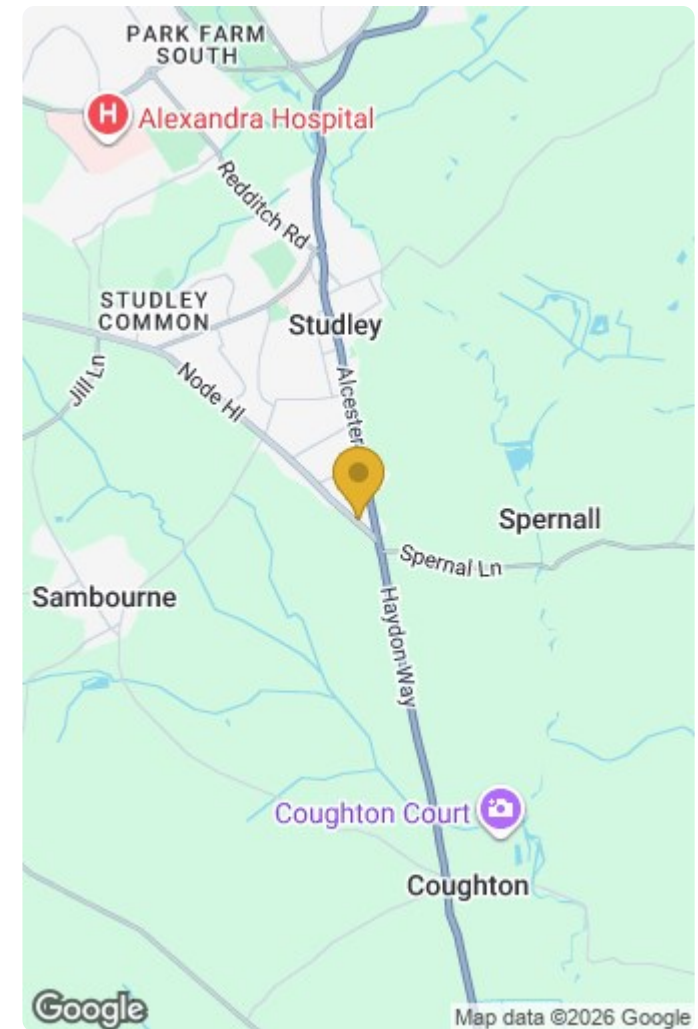
Hall	
Kitchen	12'2" x 12'7" (3.72m x 3.84m)
Dining Room	9'4" x 9'7" (2.86m x 2.93m)
Living Room	16'7" x 10'11" (5.08m x 3.34m)
W.C	
Garage	19'8" x 8'11" (6.01m x 2.74m)
Landing	
Bedroom 1	12'1" x 11'5" (3.70m x 3.49m)
Bedroom 2	10'7" x 9'9" (3.24m x 2.98m)
Bedroom 3	10'7" x 7'9" (3.24m x 2.37m)
Bedroom 4	9'4" x 5'11" (2.86m x 1.82m)
Bathroom	7'1" x 5'10" (2.17m x 1.80m)







Total area: approx. 111.4 sq. metres (1198.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	