



**High Street**

STUDLEY

**£219,950**



SWAN HOUSE  
29 HIGH STREET

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# Two Bedroom Cottage

## Features.

- TWO DOUBLE BED ROOMS
- FAMILY BATHROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- EXTERNAL STORAGE/UTILITY ROOM
- COURT YARD REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION

## Description.

Summary: A beautiful and charming two double bedroom period cottage offered with two reception rooms, off road parking, detached out building with plumbing and situated in the sought after village location of Studley.

Description: This characteristic cottage has been wonderfully maintained throughout with the accommodation briefly comprising:- An enclosed entrance hall, spacious lounge with a front aspect bay window, brick built open fire and built in storage, a second reception/dining room with a feature log burner, access to the kitchen and beautiful flagstone flooring. The kitchen offers a range of fitted units, space for free standing appliances and access to the rear garden. A rising staircase leads to the first floor and offers a spacious master bedroom with built in wardrobes, a well proportioned second bedroom and the family bathroom with a corner bath and shower over, basin and WC.

Outside: The main residence is entered via an canopied porch with an allocated parking space in front. The rear garden offers a delightful courtyard style space to relax or entertain with enclosed boundaries, mature shrubbery and access to the detached storage room with plumbing, making a useful utility room.

Location: Situated within close proximity to the main Studley village centre offering a range of high street shops, supermarkets, local schooling, public houses and restaurants. Studley is 4 miles (6 km) southeast of Redditch and 13 miles (21 km) northwest of Stratford-on-Avon.



## Room Dimensions.

Room Dimensions:

Hall

Lounge: 12' 9" x 12' 0" (3.90m x 3.67m) max

Dining Room: 16' 0" x 9' 6" (4.90m x 2.90m)

Kitchen: 13' 9" x 7' 3" (4.20m x 2.22m)

Stairs To First Floor Landing

Master Bedroom: 16' 0" x 9' 4" (4.90m x 2.87m)

Bedroom Two: 12' 3" x 7' 9" (3.75m x 2.38m)

Bathroom: 9' 2" x 7' 10" (2.80m x 2.40m) max

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

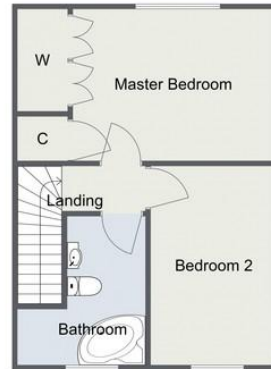


# High Street, Studley

## Ground Floor



## First Floor



Total Area Approx:  
80.1 sq metres (862 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: TBC

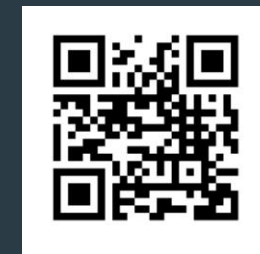
COUNCIL TAX BAND: B

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Redditch office on:

**01527 540 654**

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Alternatively, you can scan below to view all of the details of this property online.



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373 Evesham Road  
Redditch  
Worcestershire  
B97 5JA