AP MORGAN

Augustine Avenue, Studley, Warwickshire

Offers in excess of £325,000

Features:

- Extended semi-detached home
- Three well-proportioned bedrooms
- Open plan kitchen/dining room
- Spacious lounge
- Ground floor shower room
- Family bathroom
- Driveway parking and garage
- Enclosed rear garden

Description:

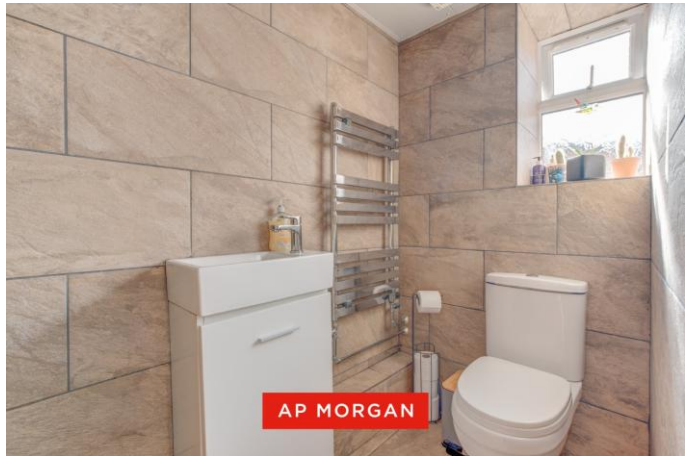
This extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a pleasant residential setting, the property benefits from a private driveway and garage, providing ample off-road parking and practical storage.

Upon entering, you are welcomed into a hall, with stairs rising to the first-floor landing, that leads through to a generous lounge, creating a comfortable space for relaxing and entertaining. To the rear of the property, the home has been thoughtfully extended to provide an impressive open plan kitchen and dining area. This contemporary space forms the heart of the home, offering excellent room for family meals and social gatherings, with direct access to the garden and plenty of natural light.

The ground floor also benefits from a convenient shower room, adding flexibility for busy households and guests. The garage can be accessed internally, offering additional storage potential or the opportunity for further conversion (subject to the necessary permissions).

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom, all accessed from the central landing.

Externally, the rear garden provides a pleasant outdoor space with a lawn, raised decking area, and patio, ideal for outdoor dining and entertaining. To the front, the property benefits from a driveway leading to the garage.



Studley is popular for its excellent schooling, a range of individual shops, bars, and restaurants, supermarket, grocery stores, leisure centre, community facilities and access to open countryside. Good road transport links will bring you into Redditch and out towards Evesham passing Coughton Court.

Details:

Porch *3'5" x 5'7" (1.04m x 1.7m)*

Hall

Lounge *13'1" x 13'7" (4m x 4.14m)* max dimensions

Kitchen/Dining Room *19'11" x 16'7" (6.07m x 5.05m)* max dimensions

Shower Room *9'10" x 3'7" (3m x 1.1m)*

Garage *16'3" x 7'5" (4.95m x 2.26m)*

Landing

Bedroom 1 *13'1" x 10' (4m x 3.05m)*

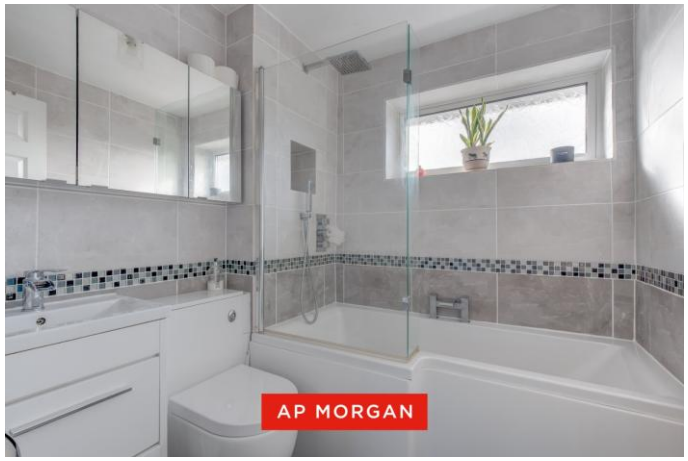
Bedroom 2 *10'7" x 10'4" (3.23m x 3.15m)*

Bedroom 3 *9'11" x 6'6" (3.02m x 1.98m)*

Bathroom *6'2" x 6'2" (1.88m x 1.88m)*

EPC Rating: To be confirmed
Council Tax Band: C (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

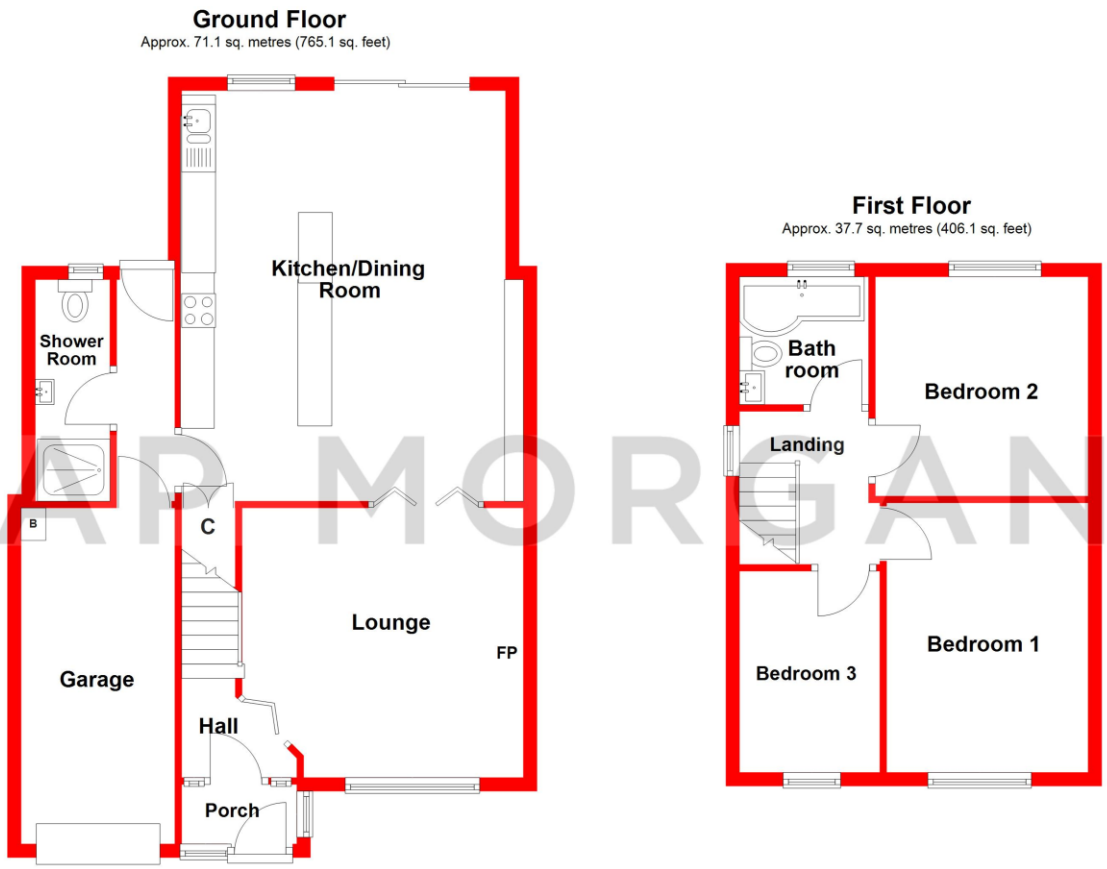
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

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.
Plan produced using PlanUp.

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