



**18 Albury Road
Studley, B80 7LW**

£350,000

**** Three Bedroom Family Home ** Corner Plot Position ** Three Reception Spaces ** Utility Room with Shower Area & Separate WC ** Integral Garage and Detached 32ft Garage/Workshop ** Driveway Parking ** Popular Studley Village Location **** Occupying a corner plot within the sought-after village of Studley, this spacious three-bedroom detached home offers versatile family accommodation, attractive gardens and exceptional garage facilities. Benefitting from a living room, separate dining room, conservatory, utility room, integral garage and a substantial detached garage/workshop, the property presents an excellent opportunity to acquire a well-proportioned home in a desirable village location.

The accommodation is entered via an enclosed porch which leads into a welcoming hallway. To the front of the property, the spacious living room provides an excellent principal reception space, enjoying plenty of natural light and offering ample room for both relaxing and entertaining.

To the rear, a separate dining room creates the ideal setting for family meals and social occasions, whilst the adjoining conservatory overlooks the garden and provides a pleasant additional reception area that can be enjoyed throughout the year.

The kitchen is fitted with a range of wall and base units and is complemented by a practical utility room, providing additional storage and workspace. A shower area and separate WC further enhance the practicality of the ground floor accommodation.

To the first floor, the property offers three bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom is another comfortable double room with built-in storage. The third bedroom offers flexibility for use as a child's bedroom, guest room or home office. These rooms are served by a family bathroom.

Outside, the property benefits from attractive front and rear gardens featuring mature planting, established borders and paved seating areas. A driveway provides off-road parking and leads to the integral garage.

A particular feature of the property is the extensive garage provision. In addition to the integral garage, there is a substantial detached garage/workshop extending to approximately 32ft in length. Offering excellent storage, workshop space, secure parking or hobby space

Porch

4'6" x 6'2" (1.38m x 1.88m)

Living Room

12'5" x 17'10" (3.79m x 5.46m)

Dining Room

11'11" x 8'6" (3.64m x 2.60m)

Conservatory

7'3" x 10'0" (2.23m x 3.07m)

Kitchen

11'11" x 8'9" (3.64m x 2.69m)

Utility

7'0" x 8'11" (2.15m x 2.72m)

Shower

W.C

Garage

17'9" x 8'11" (5.42m x 2.72m)

Garage

32'4" x 7'10" (9.88m x 2.40m)

Landing

Bedroom 1

12'2" x 10'0" (3.71m x 3.07m)

Bedroom 2

10'9" x 11'5" (3.30m x 3.49m)

Bedroom 3

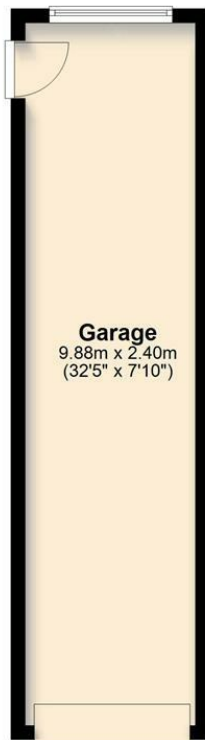
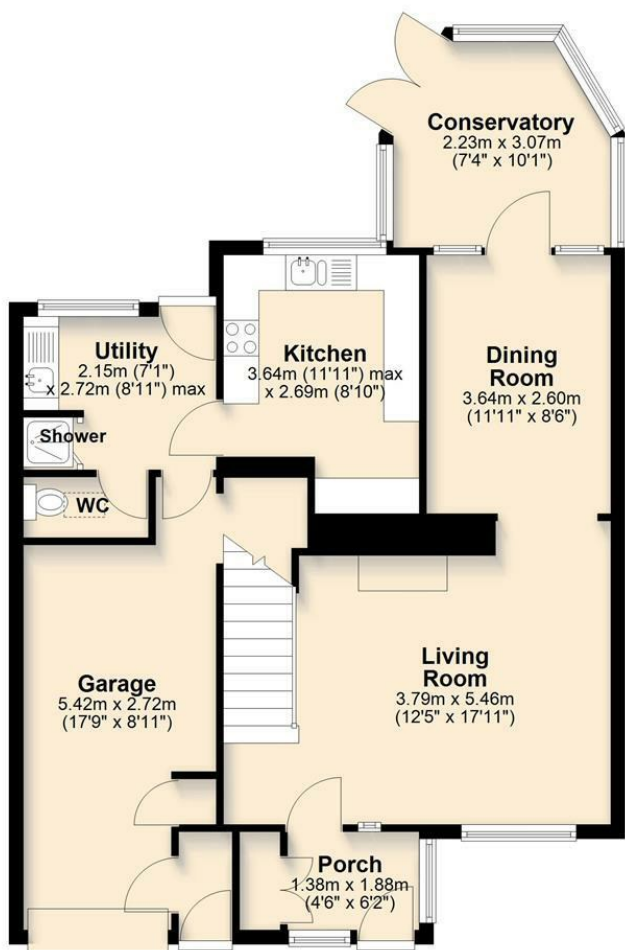
8'5" x 7'6" (2.59m x 2.29m)

Bathroom

7'4" x 6'1" (2.24m x 1.87m)

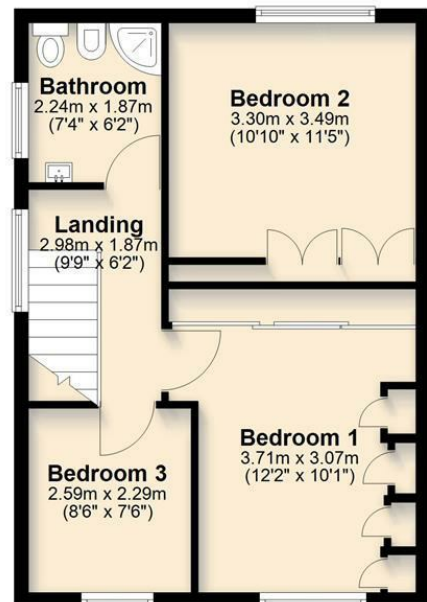
Ground Floor

Approx. 121.9 sq. metres (1312.5 sq. feet)

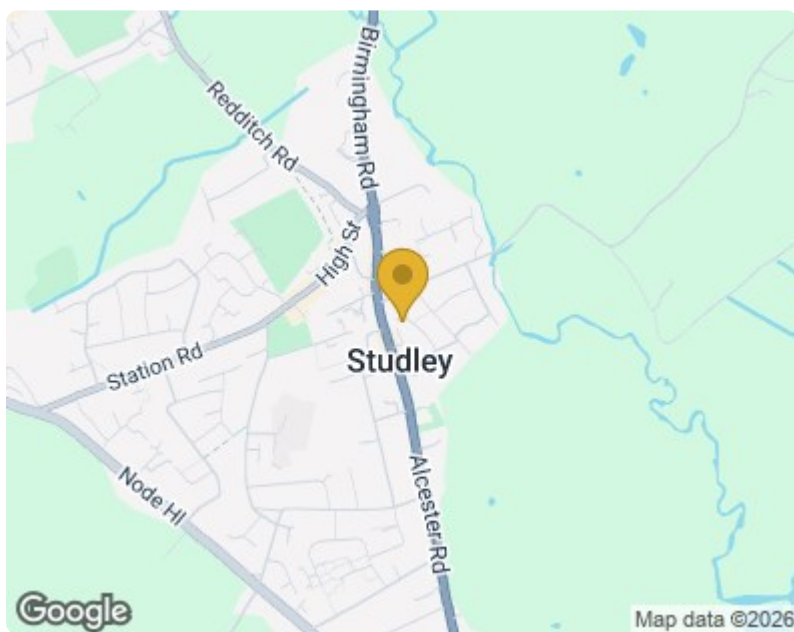


First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 165.7 sq. metres (1783.3 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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		