

Royal Oak Drive,

Studley, B80 7FU

Jeremy McGinn &Co

Available at
Offers In The Region Of £400,000

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Built in 2021 and benefiting from the remainder of its NHBC warranty, this immaculately presented detached family home offers over 1000 sq.ft of accommodation and is set within a small, select cul-de-sac and offers bright, spacious accommodation in true “move-in ready” condition.

A welcoming reception hall sets the tone, featuring stylish wood-effect tiling that flows throughout the ground floor (excluding the living room). The generous dual-aspect living room enjoys an abundance of natural light from three windows, overlooking the front and side gardens. The hallway also provides a useful under-stairs storage cupboard and a convenient downstairs cloakroom.

To the rear, French doors open onto the garden from an impressive family dining kitchen. Beautifully appointed with a comprehensive range of fitted cabinetry, wood-effect worktops and integrated appliances, this space is perfectly designed for modern family living and entertaining, with ample room for a dining table enjoying views over the garden.

Upstairs, a central landing leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom features its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property offers a driveway providing off-road parking for two vehicles, complete with an electric car charging point. The rear garden has been thoughtfully landscaped and lovingly maintained, with fencing to all sides, a paved seating area ideal for outdoor dining, and a lawn bordered by an attractive selection of young shrubs and seasonal planting. A timber shed is discreetly positioned at the bottom of the garden.

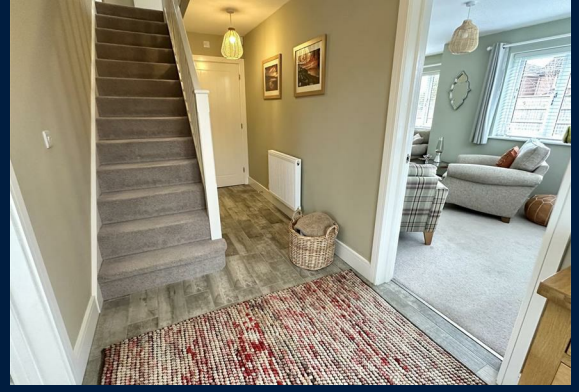
A superb opportunity to acquire a modern, stylish home in a desirable and peaceful setting.



















Tax Band: E

Council: Stratford

Tenure: Freehold

Studley is one of the largest villages in Warwickshire with a population of around 6,500. It lies to the far west of the county just beyond the outskirts of Redditch.

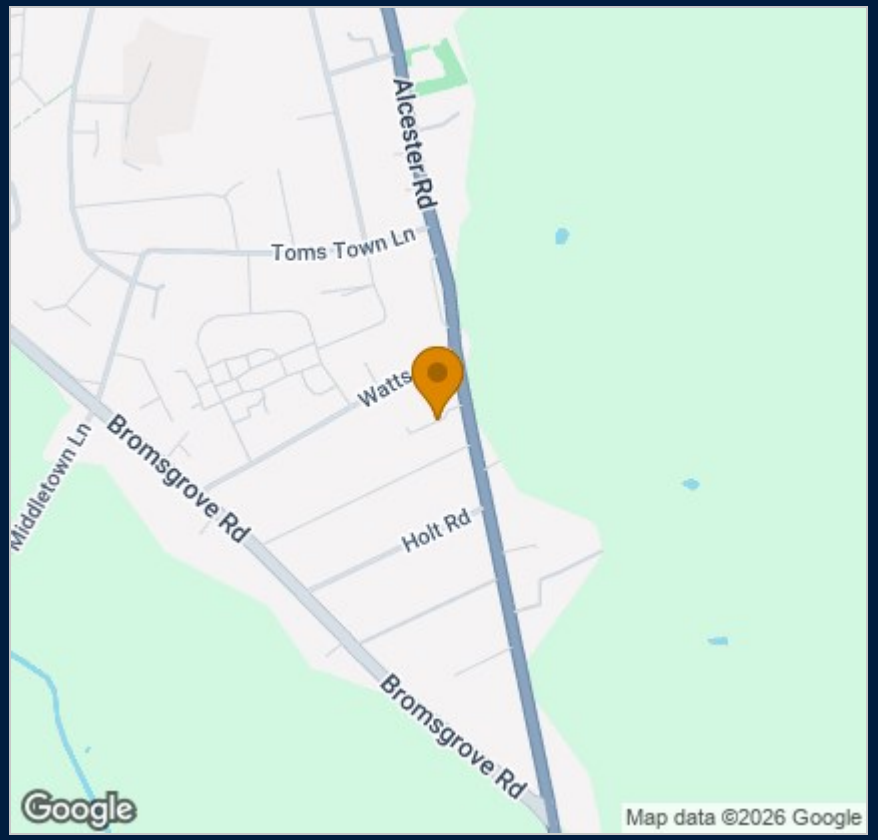
The growth of Studley to its present size was based on the development of the needle industry which flourished in the area from the 17th Century. During the 19th Century steam powered mills were built to produce needles, fishing hooks and fishing tackle which contributed much to the prosperity of the village during the 19th and 20th centuries. The best known local landmark is Studley Castle, a 19th century manor house, designed in the Gothic Revival style and now a successful hotel.

Situated within easy reach of Stratford-Upon-Avon, Redditch and Birmingham, Studley also benefits from its proximity to the Warwickshire and Worcestershire countryside as well as many local amenities. These include 2 supermarkets, Post Office, bakeries and butchers. It also benefits from highly rated primary and secondary schools, churches of different denominations, a well-equipped village hall, doctors, vets and dentists. All of these factors alongside a diverse range of residential properties continue to make Studley a desirable area to live.

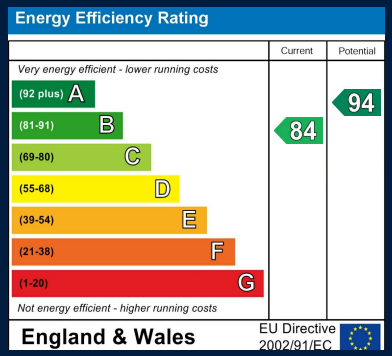
Floor Plan



Map



Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com

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