



**Needle Close, Studley, B80 7SB**

**£260,000**

  
**KING**  
HOMES

**\*\* Two Double Bedrooms \*\* Two Bathrooms \*\* Two Reception Rooms including a Good Size Living Room \*\* Nicely presented \*\* Garage and Allocated Parking \*\*** This beautifully presented two-bedroom home in Studley offers practical, well-balanced accommodation across two floors, making it ideal for modern living. The ground floor features a spacious living room with patio doors opening directly onto the rear garden, a separate dining room, a well-equipped kitchen, and a convenient shower room. Upstairs, two generous double bedrooms are complemented by a family bathroom. Outside, the property benefits from an easily maintained rear garden, an en-bloc garage, and an allocated parking space. With gas central heating and a thoughtful layout, this home is ready to move into.



Situated in the highly desired village of Studley, this well presented two-bedroom home is arranged over two floors and offers practical, well-balanced accommodation. The property benefits from gas-fired central heating, an easily maintained rear garden, a garage and an allocated parking space.

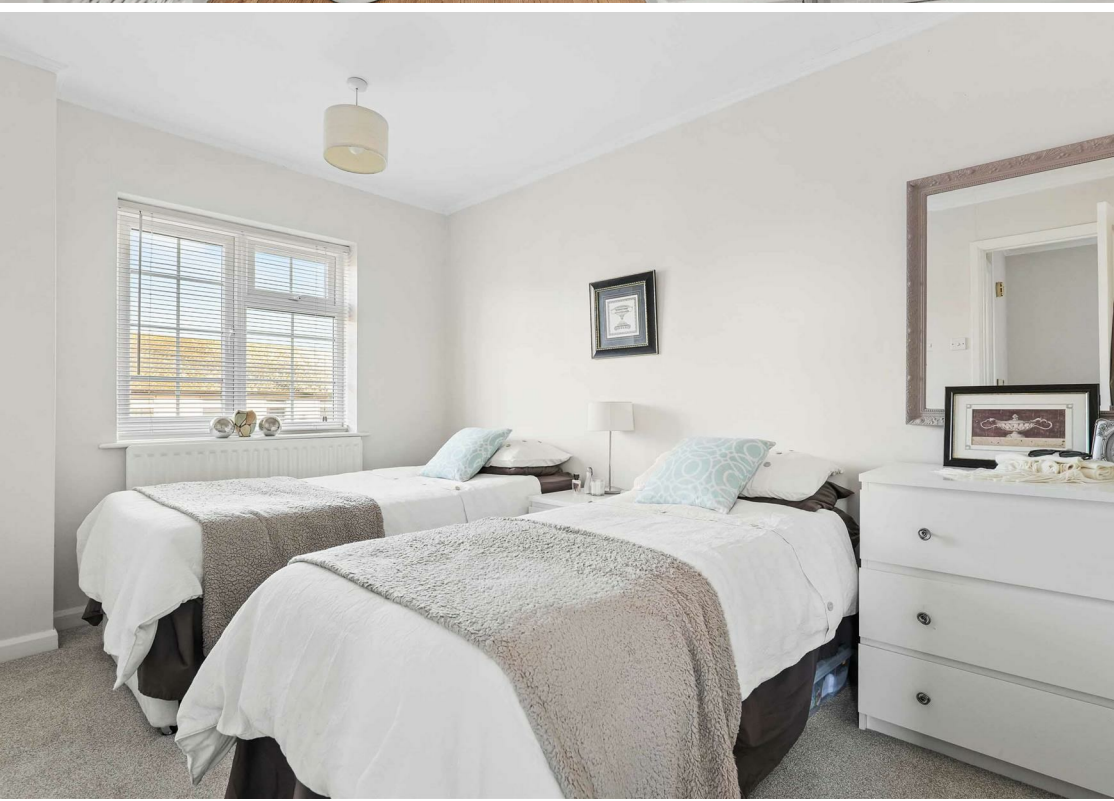
The property is approached via a porch which opens into a welcoming entrance hall, providing access to the main ground floor accommodation. This includes a good-sized living room, offering a comfortable space for everyday living and entertaining, with patio doors opening to the garden and a door leading to a separate dining room. The dining room provides ample space for a table and chairs and connects conveniently with the fitted kitchen, which is arranged to offer practical workspace and storage.

A ground floor shower room adds further flexibility to the layout and is fitted with a shower enclosure, WC and wash hand basin.

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility for bedroom furniture. The accommodation is completed by a bathroom fitted with a bath, WC and wash hand basin.

Externally, the rear garden is designed for ease of maintenance, while the property further benefits from an en-bloc garage and an allocated parking space.

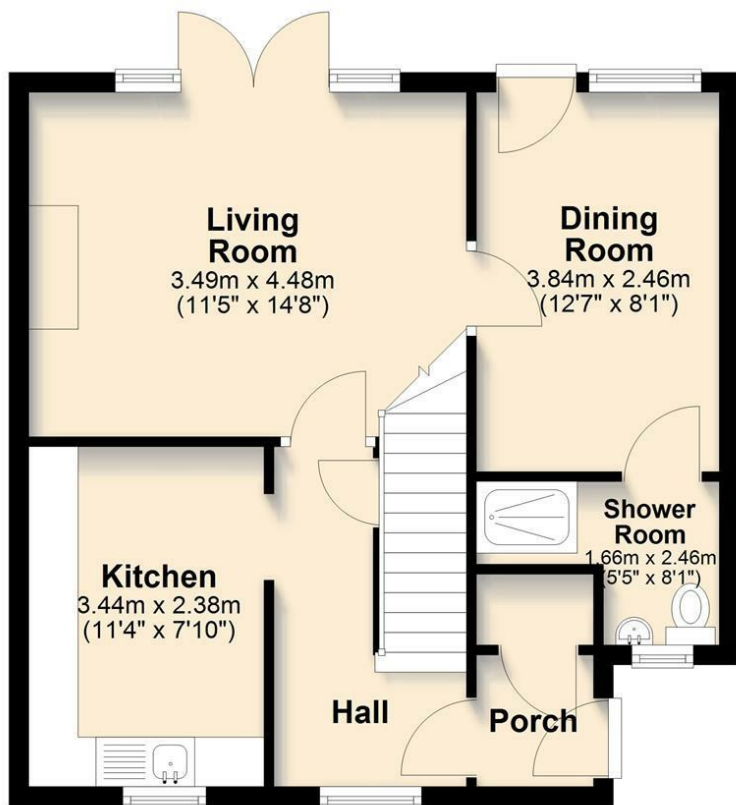
|             |                               |
|-------------|-------------------------------|
| Porch       |                               |
| Hall        |                               |
| Kitchen     | 11'3" x 7'9" (3.44m x 2.38m)  |
| Living Room | 11'5" x 14'8" (3.49m x 4.48m) |
| Dining Room | 12'7" x 8'0" (3.84m x 2.46m)  |
| Shower Room | 5'5" x 8'0" (1.66m x 2.46m)   |
| Landing     |                               |
| Bedroom 1   | 11'5" x 14'8" (3.49m x 4.48m) |
| Bedroom 2   | 11'6" x 7'11" (3.53m x 2.43m) |
| Bathroom    | 8'2" x 6'4" (2.50m x 1.95m)   |





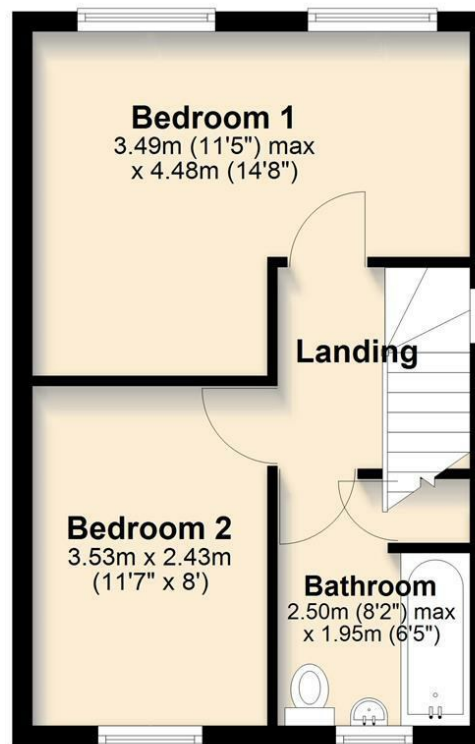
## Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 sq. feet)



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

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