



Archer Close, Studley, B80 7HX

Guide price £250,000

**KING**  
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King Homes are proud to showcase this beautifully presented 3 bedroom end of terrace property nestled in the heart of the ever popular Studley village. Deceptively spacious and well-maintained living space, a layout that promises ample room for the whole family. Every inch of this home has been meticulously cared for by its current owners, creating an inviting and comfortable atmosphere.



**Modern Kitchen/Diner:** The heart of the home, the kitchen, has been elegantly updated to meet the demands of modern living. Fitted with sleek modern kitchen units and spectacular polished high shine tiles, and a convenient door leading to the rear garden, it's a delightful space for cooking, dining, and entertaining with friends and family.

**Large Entrance hall:** Large entrance hall with beautiful high shine floor tiles welcomes you to this lovely property. Staircase leading upstairs and a wooden door with obscured glass leads to the lounge.

**Lounge/family room:** Good sized lounge with patio doors leading to the rear garden.

**Three Generous Bedrooms:** The property boasts three impressive bedrooms, each designed to provide comfort and privacy. Whether you need a space for the kids, a home office, or a guest room, you'll find the versatility you desire.

**Modern Shower Room:** The contemporary shower room is not only stylish but also a practical solution, ensuring your morning routine is a breeze. Features shower with sleek glass enclosure.

**Convenient Downstairs WC:** The downstairs WC offers added convenience for both residents and guests.

**Integral Single Garage and Block Paved Driveway:** Secure your vehicles and belongings in the integral single garage, and take advantage of the block-paved driveway for additional offroad parking. Convenience at its best.

**Rear Garden:** Great sized rear garden, mostly laid to lawn is fully fenced for privacy and includes a useful garden shed. Enjoy the outdoors without the hassle of extensive upkeep. The low maintenance front and rear gardens are perfect for relaxation, al fresco dining, and leisurely weekends.

Close to local amenities and schooling, this property is a treasure for those seeking a balanced lifestyle in a thriving community. This three-bedroom end of terrace property radiates warmth and style, providing an ideal space for a growing family or those seeking a comfortable retreat in a popular village location. Book a viewing today and

experience the charm and convenience of this wonderful home firsthand. Don't miss out on the opportunity to make it yours.

### **Porch**

**Entrance Hall** 9'5" x 8'5" (2.89 x 2.58 )

**Living Room** 13'8" x 11'6" (4.18 x 3.52)

**Kitchen/Diner** 17'7" x 8'3" (5.37 x 2.53)

### **Downstairs W.C**

### **Store**

**Garage** 15'7" x 8'3" (4.77 x 2.53)

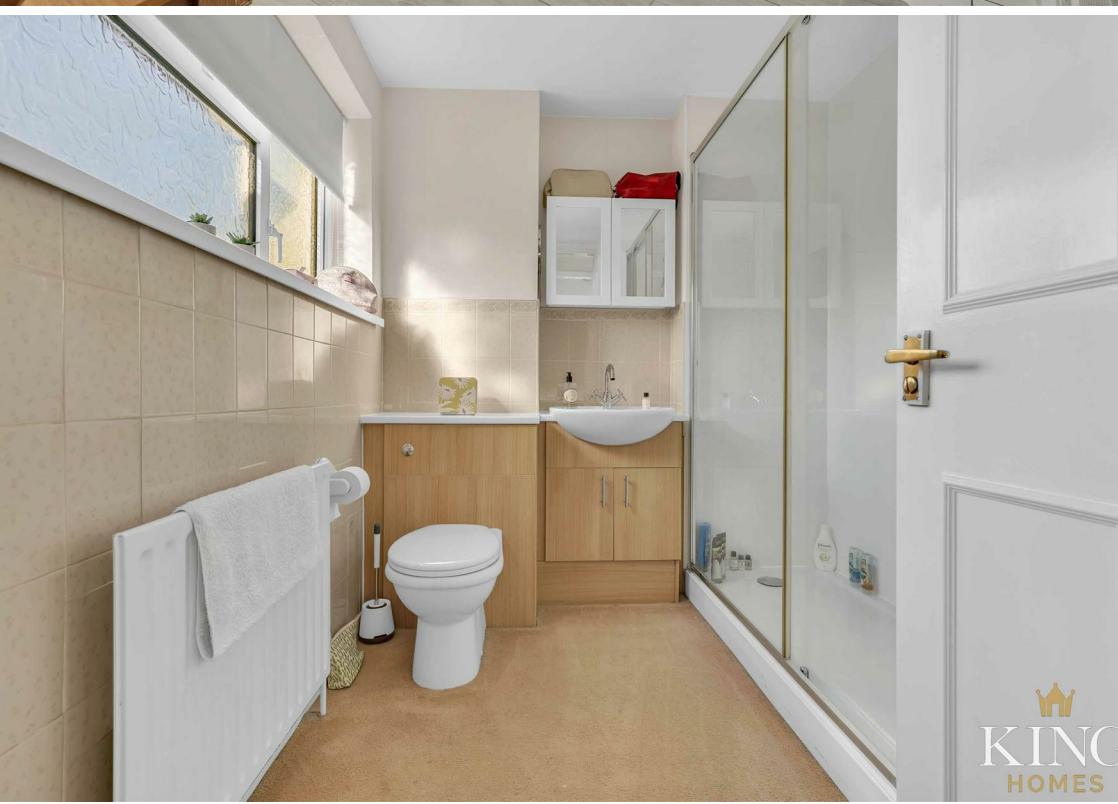
**Bedroom 1** 11'5" x 11'8" (3.5 x 3.58)

**Bedroom 2** 14'5" x 8'9" (4.40 x 2.67)

**Bedroom 3** 11'6" x 6'2" (3.51 x 1.89)

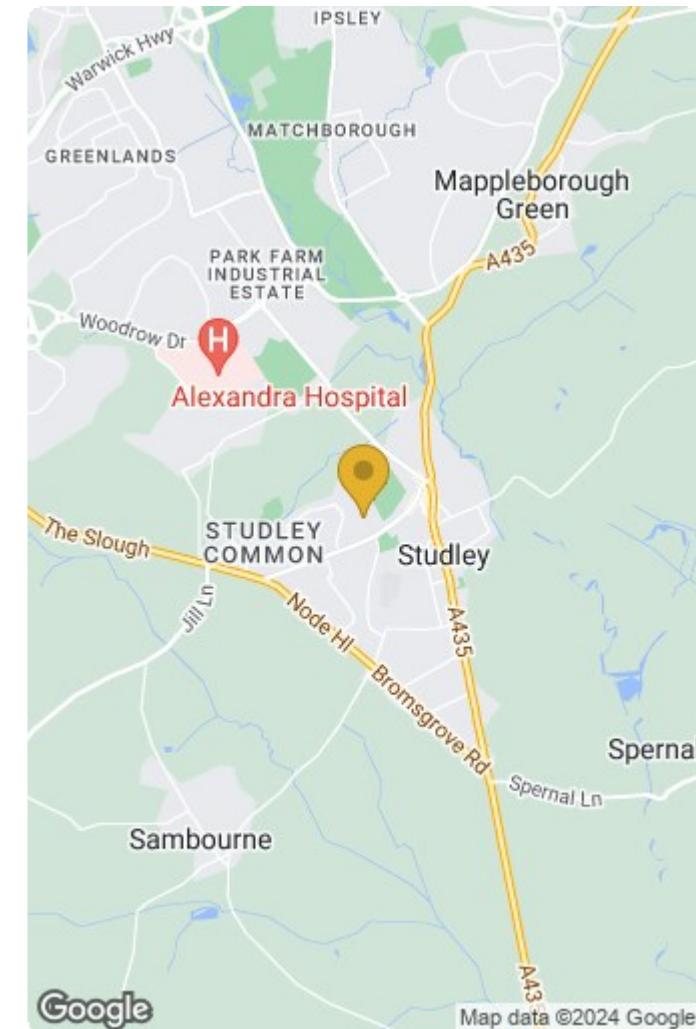
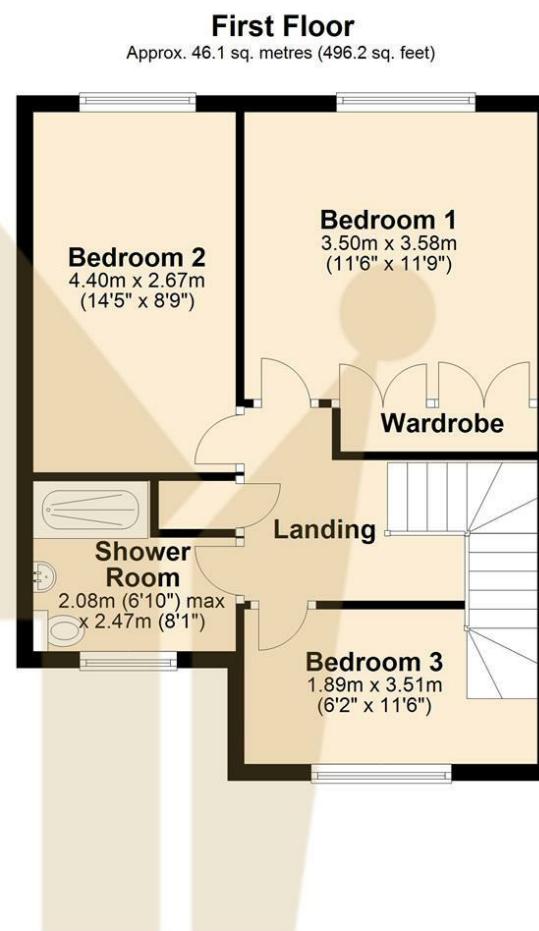
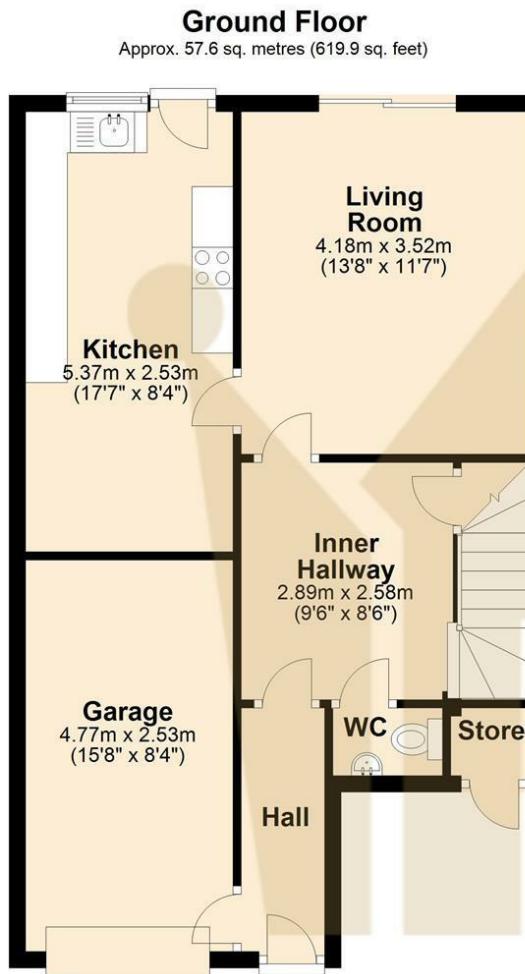
**Shower Room** 6'9" x 8'1" (2.08 x 2.47)

### **Landing**





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