



Allendale Crescent, Studley, B80 7PY

£200,000



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King Homes are pleased to present for sale this delightful three- bedroom terraced home with a modern twist and re-furbished kitchen and bathroom. With its warm decor and modern feel, there isn't a room that hasn't been kissed with a tasteful quirk, which really makes it stand out from the crowd. This much loved home also benefits from generous outside space to the front and the back of the property, especially the lengthy rear garden. Back inside, the re-fitted modern kitchen and family bathroom add to the homes majestic feel, and on the ground floor there is practical laminate flooring throughout, which is very handy for pet lovers or those with young children.

Studley village is a short walk away and is blessed with good schooling, an array of shops of amenities, countryside access & walks/ dog walks and a leisure centre. The village is within good proximity to the M40 & M42 motorways, Redditch, Alcester and country villages beyond, giving it the perfect contrast of town and country.

The property briefly comprises of; entrance hall, dual aspect lounge and re-fitted kitchen. Upstairs, there are three bedrooms; bedroom one and two being doubles, bedroom three being a generous single room and a family bathroom with shower over the bath. Outside, to the front, is a small garden and to the rear, is a large garden which is mostly lawned with a small patio space.

The property is ideal for first time buyers, a small family or an investor.

We anticipate a swift sale and highly recommend early viewing to avoid disappointment.



Entrance Hallway

Living Room 17'8" x 12'4" (5.41m x 3.78m)

Kitchen 10'2" x 9'5" (3.12m x 2.89m)

Utility 7'2" x 6'6" (2.19m x 1.99m)

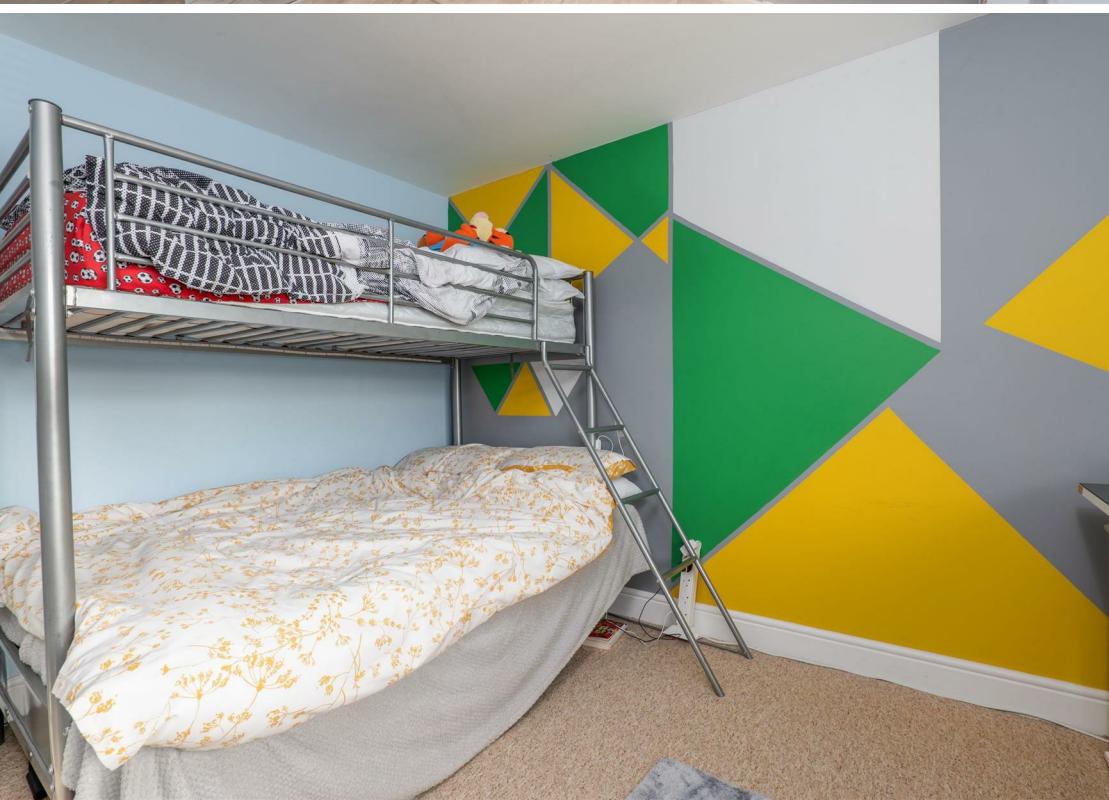
First Floor Landing

Bedroom 1 15'8" x 9'8" (4.78m x 2.97m)

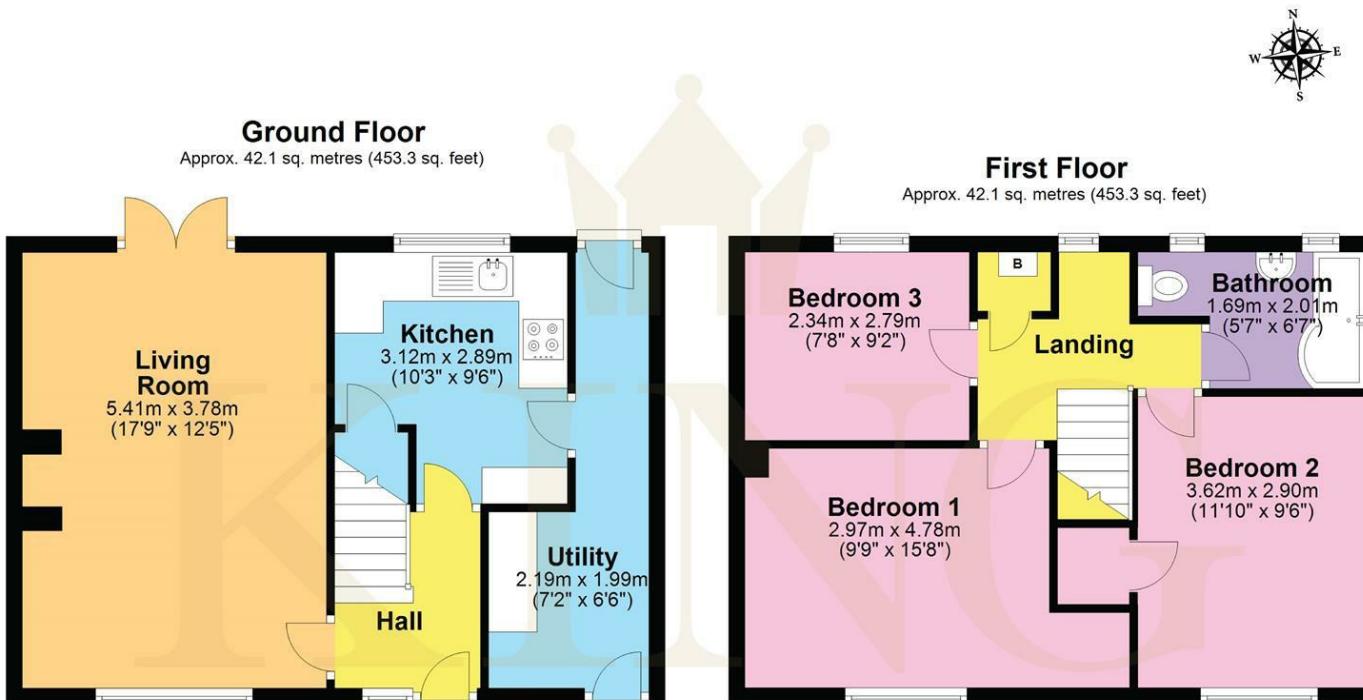
Bedroom 2 11'10" x 9'6" (3.62m x 2.90m)

Bedroom 3 7'8" x 9'1" (2.34m x 2.79m)

Family Bathroom 6'7" x 5'6" (2.01m x 1.69m)







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Total area: approx. 84.2 sq. metres (906.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		