



Crooks Lane, Studley, B80 7QX

Offers over £155,000



KING
HOMES

King Homes present this heavily extended traditional 2 double bedroom end of terrace home located central to the village of Studley. Ideal for Investors, First-Time Buyers and Down-sizers. With a downstairs wet room with w.c as well as two separate main receptions plus a utility/study it could suit someone looking for flexible living downstairs. Benefiting from having a nice size rear garden including a good sized 'hobby Shed'. Accommodation briefly offers; Front & Rear Reception Rooms, Inner Hall, Kitchen with separate Utility/Study, Downstairs Wet Room Shower & Two First Floor Bedrooms.



Front Reception Room

11'5" min x 10'5" min (3.48m min x 3.18m min)

Living Room

12'9 max (11'5 min) x 10'6 min (3.89m max (3.48m min) x 3.20m min)

Inner Hall

With doors opening to the kitchen and the downstairs wet room, plus UPVC double glazed doorway leading to the garden and stairs rising to the first floor

Downstairs Wet Room Shower

Kitchen 10'10 x 7'8 (3.30m x 2.34m)

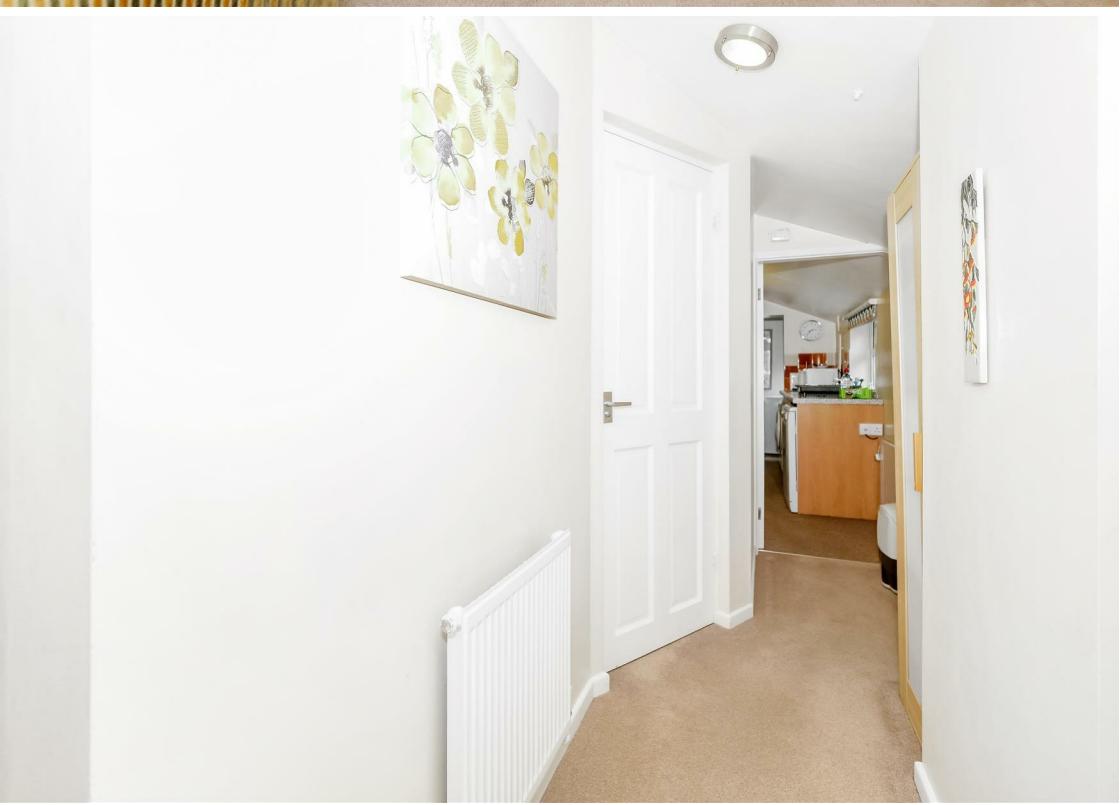
Utility Room/Study 8'3 x 5'2 (2.51m x 1.57m)

First Floor Landing**Bedroom One**

11'4 x 9'5 excluding wardrobes (3.45m x 2.87m excluding wardrobes)

Bedroom Two 10'7 x 10'1 max (3.23m x 3.07m max)

Rear Garden

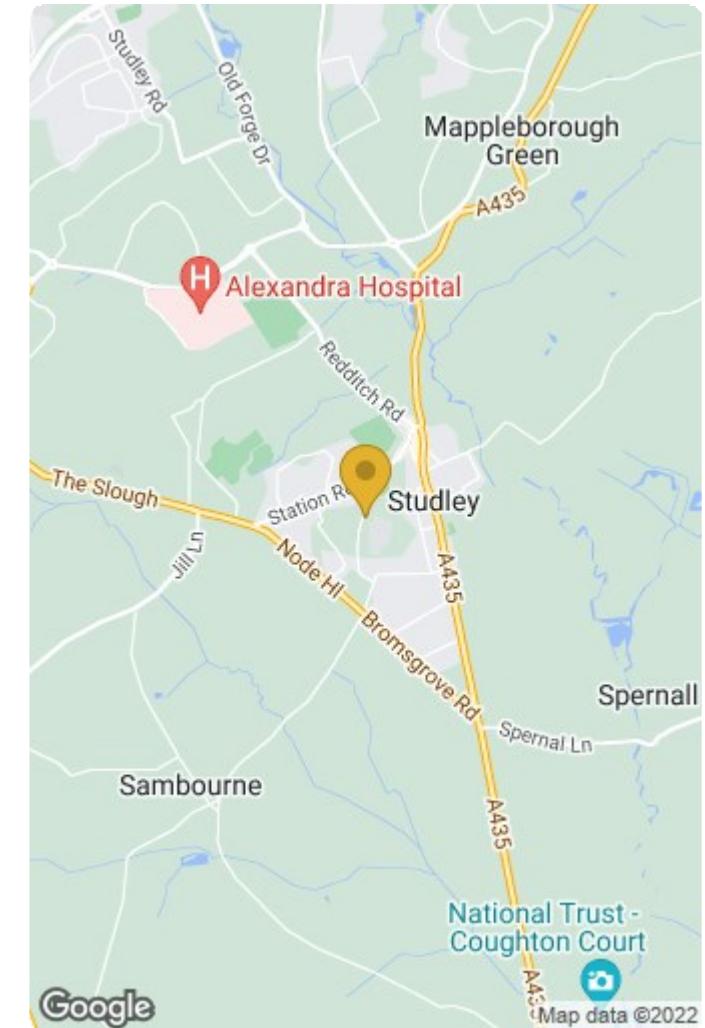
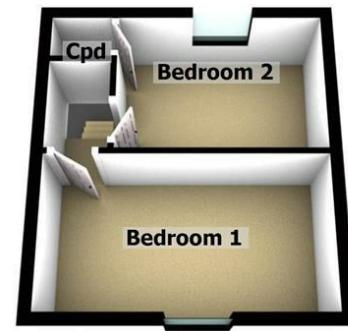




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(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	