



**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. Benefitting 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)

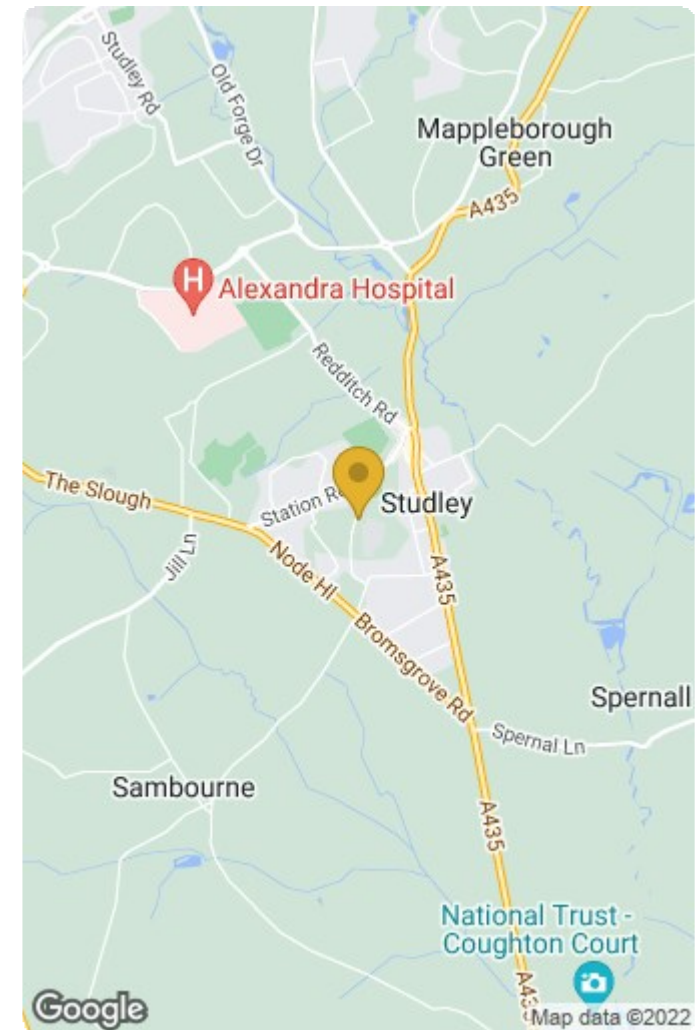
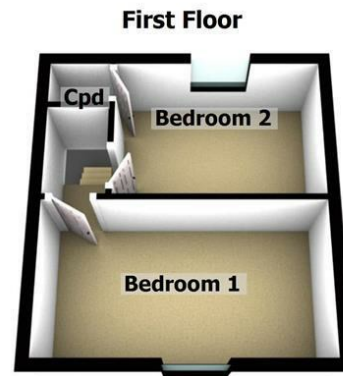
**Rear Garden**











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	

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>			
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