



**Allendale Crescent, Studley, B80 7PY**

**Offers over £205,000**

  
**KING**  
HOMES

\*NO ONWARD CHAIN \* King Homes are pleased to present for sale this spacious three-bedroom terraced home. The property has a great deal of potential with ample space inside and out and needs some modernisation.

Upon entering, the hallway leads you through into the sizeable lounge with electric fire, this dual aspect space allows for light to flood through. Walking into the kitchen you will see that there is space to create a lovely family kitchen dining room.

Upstairs, there are 3 good sized double bedrooms and a family bathroom.

Outside there is a large front area which has the potential to become a 3-car driveway. This property boasts a generous garden to the back of the property which is laid to lawn.

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.

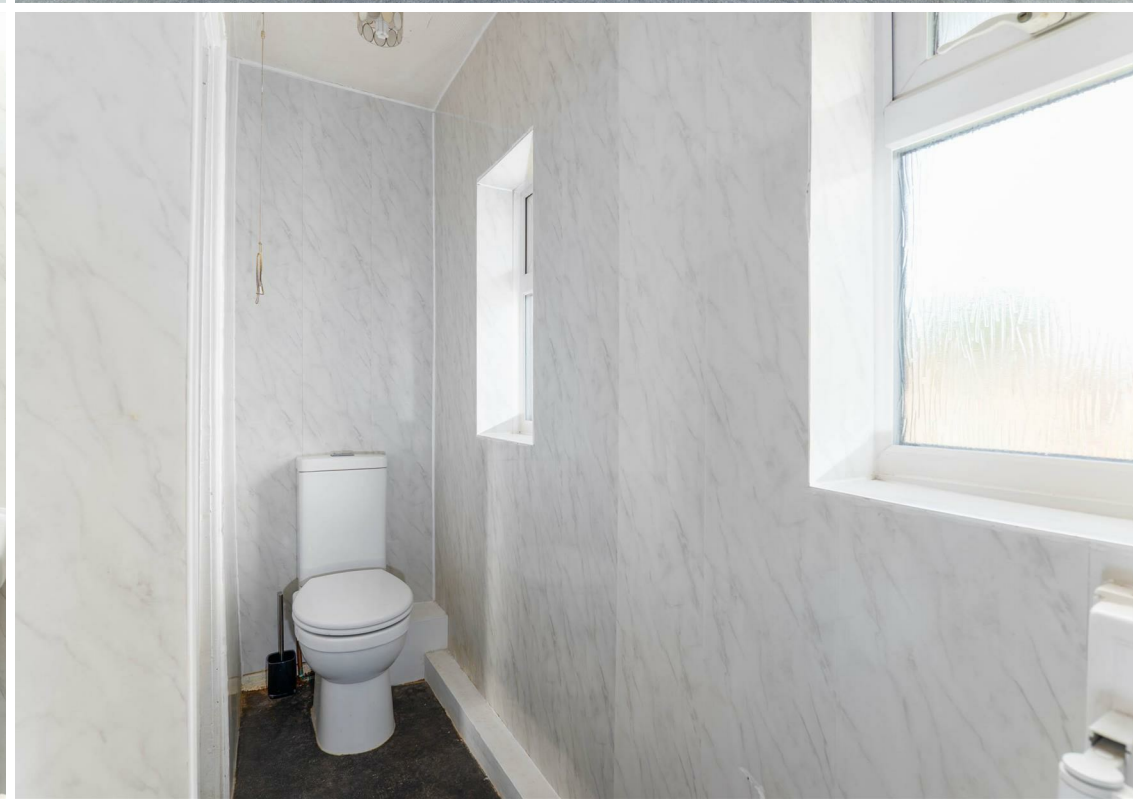
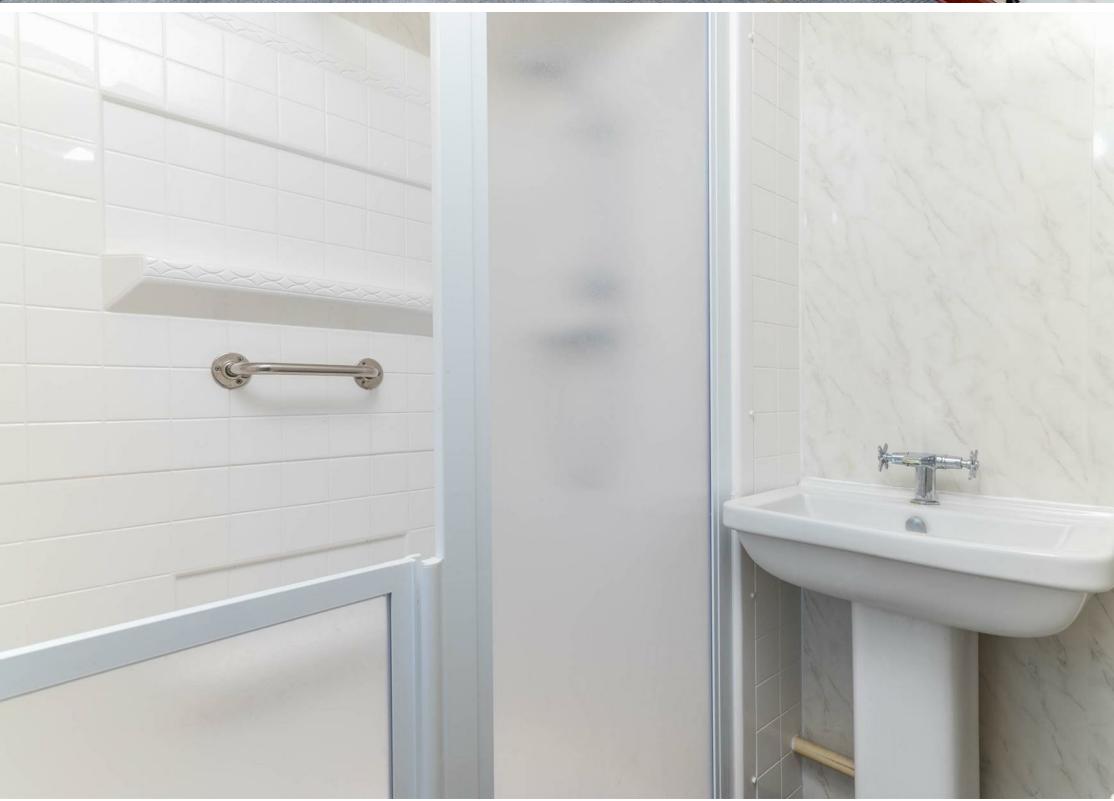
The property briefly comprises of; entrance hall, dual aspect lounge and re-fitted kitchen. Upstairs, there are three bedrooms; bedroom one and two being doubles, bedroom three being a generous single room and a family bathroom with shower over the bath. Outside, to the front, is a small garden and to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



Hallway	
Living Room	17'8" x 12'4" (5.41m x 3.78m)
Kitchen	10'2" x 12'6" (3.12m x 3.82m)
Landing	
Bedroom One	9'8" x 15'8" (2.97m x 4.78m)
Bedroom Two	11'10" x 9'6" (3.62m x 2.90m)
Bedroom Three	7'8" x 9'1" (2.34m x 2.79m)
Bathroom	5'6" x 9'6" (1.69m x 2.90m)
Store	

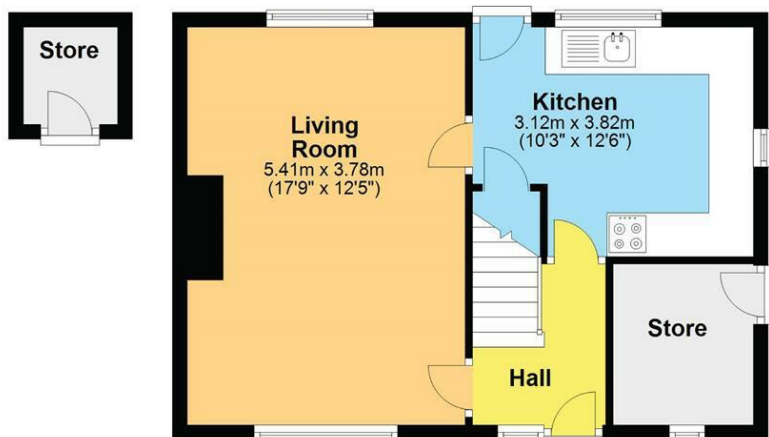






### Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.3 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) <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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	