



The Grove, Studley, B80 7QL

Offers in excess of £230,000


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HOMES

King Homes are pleased to offer for sale this extremely well presented and improved 3 bedroom semi-detached family home in the popular village of Studley. This property is conveniently located for schools and local amenities. To set the trend for the rest of the home, the property benefits from a recently landscaped front garden with off road parking for two vehicles. It has been tastefully improved throughout with a pleasant, modern and contemporary finish. One of the nicest features in the property is the large dual aspect kitchen/ dining room, originally being two separate rooms. The lounge has a feature log burner and patio doors to the rear garden, there is also a handy utility room/ storage to complete the downstairs accommodation. Carpeted stairs rise to the first floor landing where there are three good sized bedroom as well as a modern family bathroom. To the rear, a nice sized family garden which is fully enclosed by fence, has a paved patio with built for purpose pebble seating area with additional decking and a wooden shed.

We would recommend an early viewing to avoid disappointment.



Kitchen/Dining Room 9'2" x 17'7" (2.81 x 5.36)

Fitted kitchen having a upvc double glazed window overlooking the front elevation and upvc double glazed window to the rear, oven, grill, gas hob, integral fridge, integral dishwasher, sink with taps over, area for table and chairs,
With tiled flooring, radiator, and stairs rising to the first floor landing and door leading to;

Utility Room 16'7" x 5'1" (5.08m x 1.55m)

Utility area; currently used for storage with plumbing for washing machine/dryer, a door into downstairs WC, having a wash hand basin. Door leading to rear garden and a further wooden door giving access to the front of the property.

Lounge 5.46m x 3.40m

Having a double glazed bay window to the front elevation, feature fireplace, radiators, ceiling spot lights, wooden flooring and double glazed doors leading to the rear garden.

Bedroom One 3.17m (to wardrobe) x 2.81m (10' 5" x 9' 3")

Having a bespoke fitted wardrobe, overhead storage, upvc double glazed window overlooking the front elevation, radiator, door to storage cupboard and carpet to floor.

Bedroom Two 3.60m x 2.77m (11' 10" x 9' 1")

Having a upvc double glazed window overlooking the front elevation, radiator, carpet to floor and a built in storage cupboard.

Bedroom Three 2.50m x 2.18m (8' 2" x 7' 2")

Having a upvc double glazed window to the rear overlooking the rear elevation, carpet to floor and radiator.

Bathroom 2.99m (max) x 1.74m (9' 10" (max) x 5' 9")

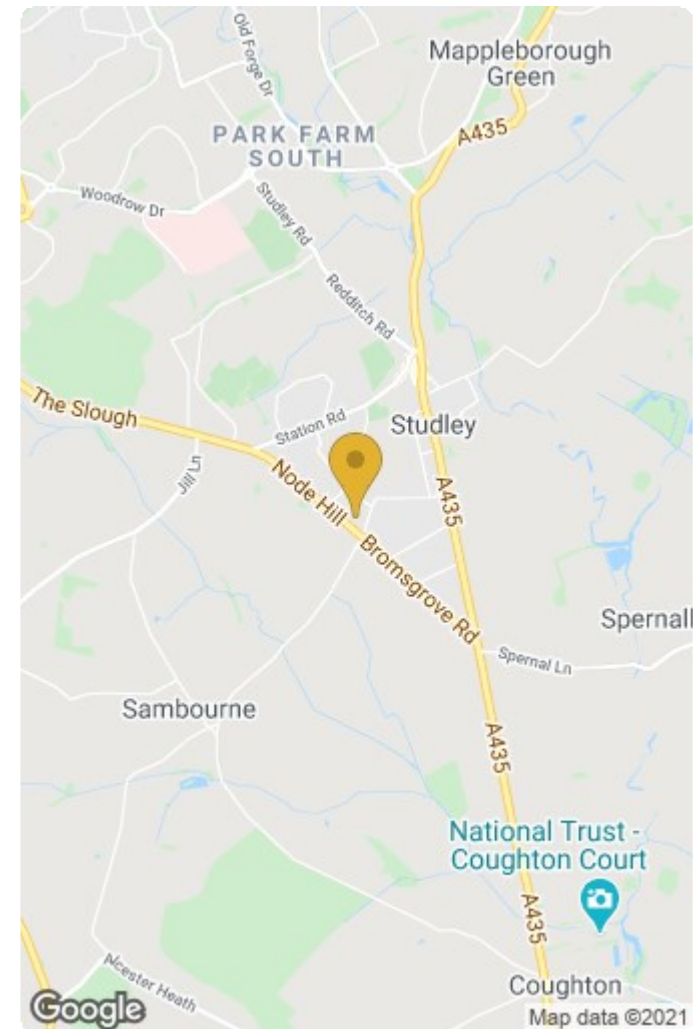
Having two obscure double glazed window to rear elevation, floor to ceiling tiling, wash hand basin, bath with shower over and W.C.

Garden**Viewings**

Viewings are strictly by appointment only. Please call King Homes today arrange an appointment for your earliest convenience.







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	