



Lords Lane, Studley, B80 7QW

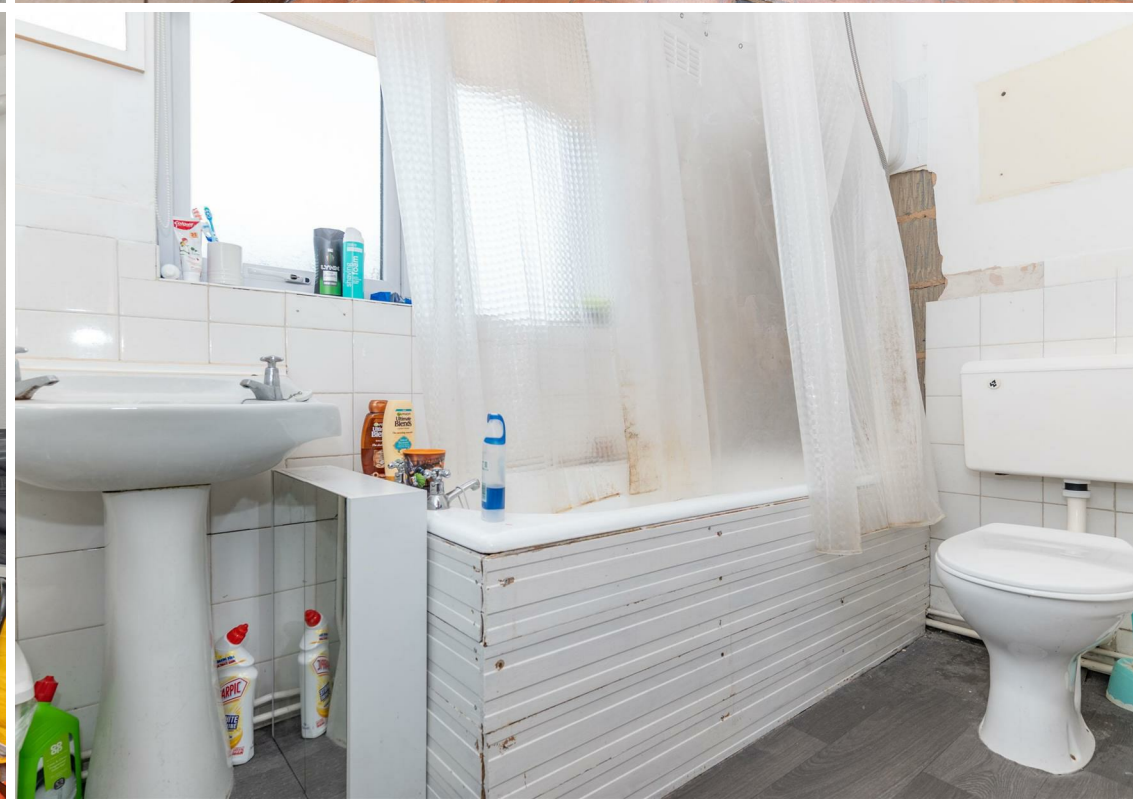
£200,000


KING
HOMES

NO ONWARD CHAIN In need of refurbishment throughout. This spacious three bedroom semi-detached house with garage and off road parking for two vehicles, situated in Studley is ideal for family buyers/down-sizers/investors. On entering the reception hall, you appreciate the space this home has to offer. The lounge/dining room is well appointed with lots of natural light flooring in, and is the perfect spot to enjoy an evening meal. The kitchen is spacious and would benefit from a refit. There is also a utility/rear porch and w.c to complete the downstairs accommodation. Upstairs is a carpeted landing, three good size bedrooms and a family bathroom. The rear garden is fully enclosed and predominantly laid to lawn. The garage is a good size and benefits from a side window. A swift viewing is recommended to avoid disappointment.



Porch	
Hallway	
Lounge/Diner	22'10" x 12'5" (6.96m x 3.79m)
Kitchen	15'2" x 9'11" (4.63m x 3.04m)
Utility	10'6" x 6'8" (3.21m x 2.05m)
W.C	
Store Room	
First-Floor Landing	
Bedroom One	11'7" x 10'11" (3.55m x 3.35m)
Bedroom Two	10'9" x 10'11" (3.30m x 3.35m)
Bedroom Three	7'3" x 7'10" (2.22m x 2.39m)
Bathroom	7'1" x 7'10" (2.16m x 2.39m)
Garage	16'0" x 10'0" (4.88m x 3.07m)







Total area: approx. 109.7 sq. metres (1180.6 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	