



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

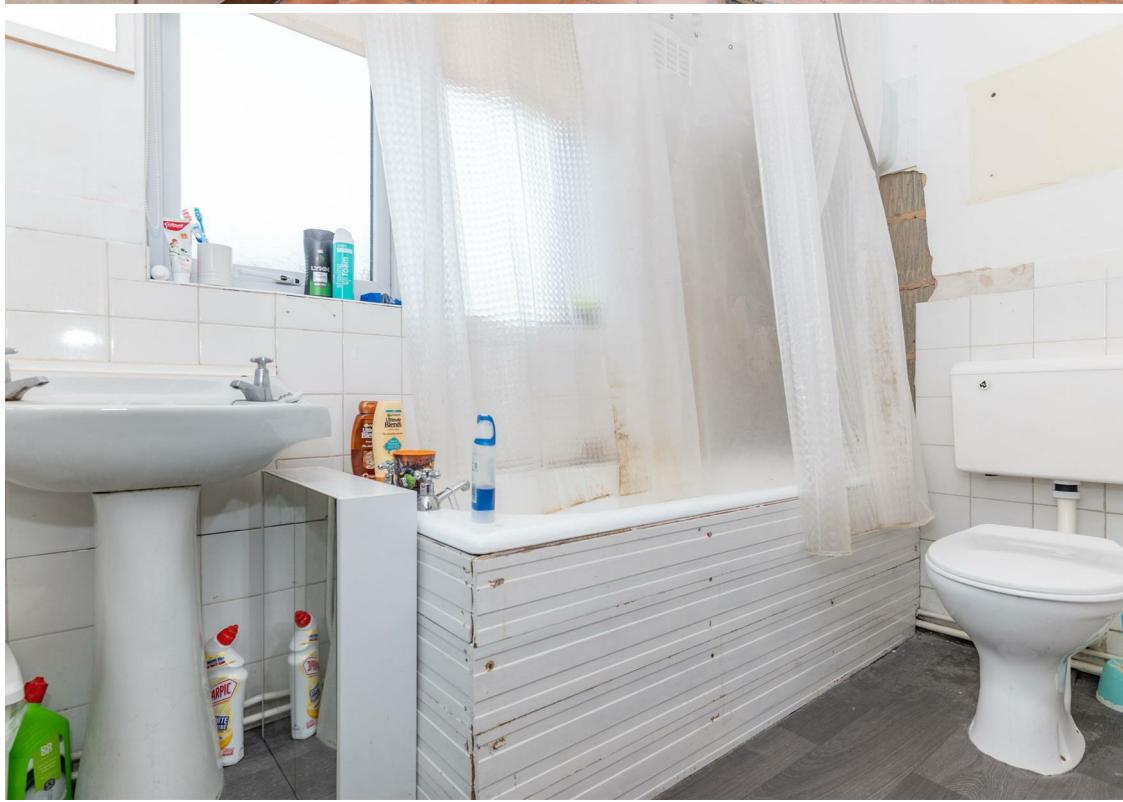
Bedroom One 11'7" x 10'11" (3.55m x 3.35m)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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	