



Eldorado Close, Studley, B80 7LB

Guide price £220,000

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**\*\* TWO BEDROOMS \*\* STUDLEY VILLAGE \*\* MODERN STANDARD THROUGHOUT \*\* PRIVATE REAR GARDEN \*\*** A fantastic two-bedroom property finished to a modern standard in prime location in the sought after Studley village. The property provides good access to the highly regarded local schools, open countryside and amenities that Studley has to offer. The property enjoys an enclosed rear garden having a gate giving access to the rear parking spaces.



The accommodation comprises;  
An entrance porch, benefitting from a convenient store cupboard, door leads to the hallway, with doors leading to various rooms, with a convenient understairs cupboard, and stairs rising to the first floor.

The Living Room, is a great size, light and airy having oversized double glazed french doors to the rear garden.

The Modern Breakfast Kitchen offers a range of grey wall and base units having quality worksurfaces and complemented with white tile splashbacks. There is an integrated single oven, and four ring gas hob with extractor fan over. Space for further appliances.

To the first floor there are two double bedrooms and a family Bathroom. Bedroom one offers fitted wardrobes and is rear aspect overlooking the rear garden. The family bathroom is finished to a modern standard comprises shower with sleek glass enclosure, vanity unit with modern grey units hosing both wash basin and W.C. There is also a handy storage space.

OUTSIDE

The property features a paved pathway leading to the porch, with a lawn area to the side. At the back, there's a low-maintenance garden fully enclosed by fencing. It includes a concrete storage shed and a gate providing access to the rear parking spaces.

LOCATION

Studley Village is a vibrant community offering a variety of convenient amenities and services, including shops, barbers, accountants, cafes, and pubs. The village benefits from an ideal location, providing easy access to the M40 and M42 motorways. It also has a rural charm, leading to picturesque villages in the Warwickshire countryside and popular destinations like Alcester, Bidford-upon-Avon, and the historic Stratford-upon-Avon. In the other direction lies the bustling town of Redditch, featuring the Kingfisher shopping mall and a wide range of leisure facilities. Further afield, Birmingham, Solihull, and even London are within reach, making Studley an excellent choice for commuters. The village is also known for its good schools and regular bus service to surrounding areas.

Porch

Hall	
Kitchen	11'0" x 8'6" (3.37m x 2.61m)
Living Room	12'4" x 14'9" (3.77m x 4.50m)
Landing	
Bedroom 1	8'9" x 12'5" (2.69m x 3.80m)
Bedroom 2	7'8" x 11'5" (2.36m x 3.48m)





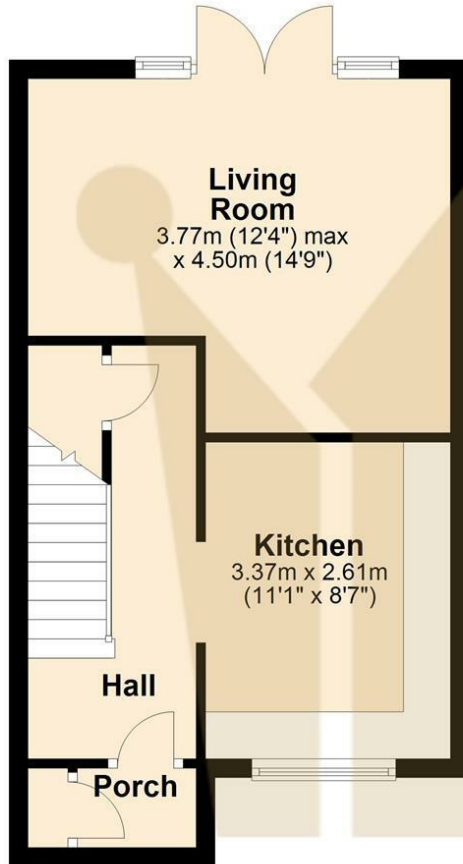






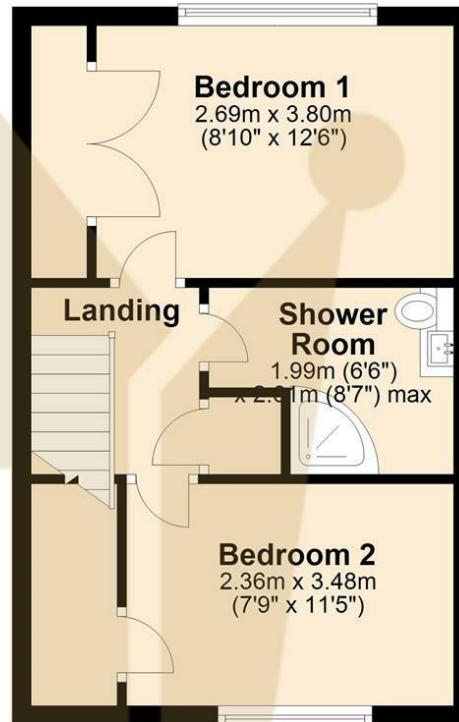
## Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

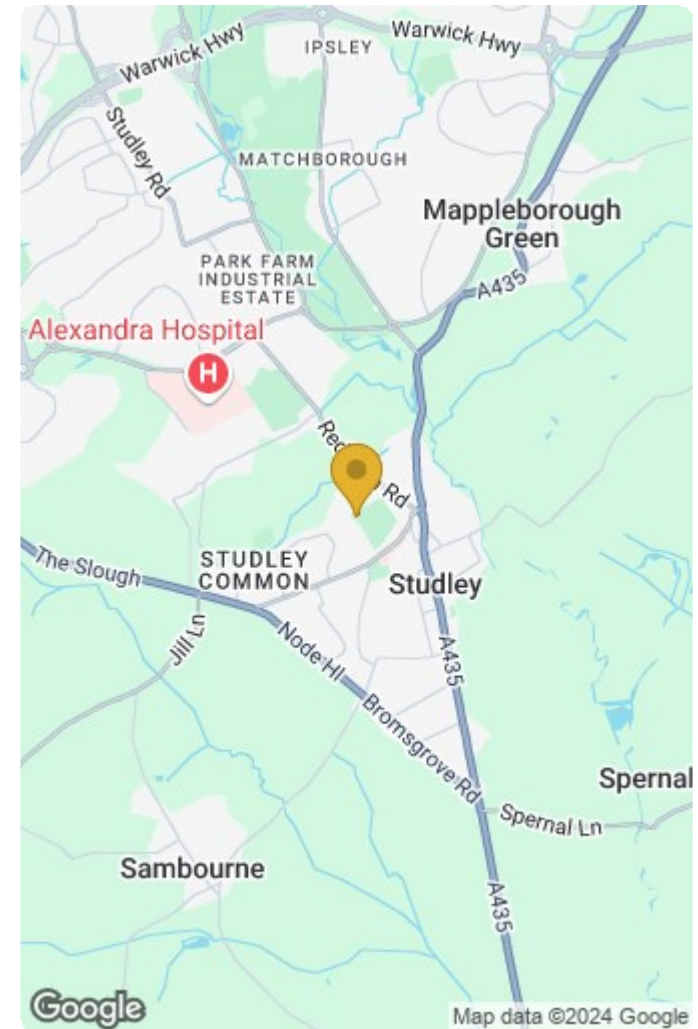


## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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