



**Crooks Lane, Studley, B80 7QX**

**Offers over £140,000**

  
**KING**  
HOMES



This superb two double bedroom ground floor maisonette with detached garage is a fantastic buy for a range of buyers. Accommodation in brief comprises of entrance hall, lounge/diner, breakfast kitchen, modern bathroom, small enclosed garden to the rear and shared driveway. With double glazing and gas central heating throughout. Based in the heart of Studley being a walk able distance to an Ofsted rated outstanding High School, Primary School, local shops, barbers, pubs, restaurants, dentist, doctors and many more great amenities such as bus routes to Stratford-Upon-Avon, Redditch and Alcester.

Viewing highly advised. To arrange your viewing call 01527 908 694.



### Approach

Approached at the front via main front uPVC double glazed main entrance door and at the rear is a shared parking facility with a shared driveway and a garage, there is also a rear gate access via the rear garden.

### Entrance Hallway

A tiled effect laminate flooring, with door to storage cupboard (also with continued tiled effect laminate), doorway into lounge/diner and door into;

### Lounge/Diner 17'2" x 11'4" (5.24m x 3.47m)

With uPVC double glazed window to the front, radiator, coving and door to inner hallway.

### Kitchen 11'1" x 8'9" (max) (3.38m x 2.69m (max))

With uPVC double glazed window to the front, radiator, a range of grey high gloss fitted base units, roll top work surface over incorporates a stainless steel sink unit and drainer with mixer tap over, space for a slot in electric cooker, space and plumbing for a washing machine, some open shelving, partly tiled splashbacks, wall mounted boiler, door to larder style storage cupboard

### Bedroom One 11'5" x 11'8" (3.48m x 3.58m)

With radiator, coving and uPVC double glazed french style double doors out to a small paved rear garden.

### Bedroom Two 11'6" x 7'9" (3.51m x 2.37m)

With radiator, uPVC double glazed window to the rear.

### Bathroom

8'5" (max) x 5'9" (max) (2.58m (max) x 1.77m (max))

Offers a white suite with low level WC, large vanity unit wash hand basin, panelled bath with main plumbed shower above, uPVC double glazed window to the side, heated towel rail and door to linen/storage cupboard.

### Outside

There is a small, low mainenance rear garden area with gated access, a shared parking facility beyond and garage.

### Detached Garage

With up and over aluminium door

### Ground Rent and Lease Information

A ground rent charge of £30 per annum is payable and the current lease remaining on the maisonette is advised to be approx 96 years.

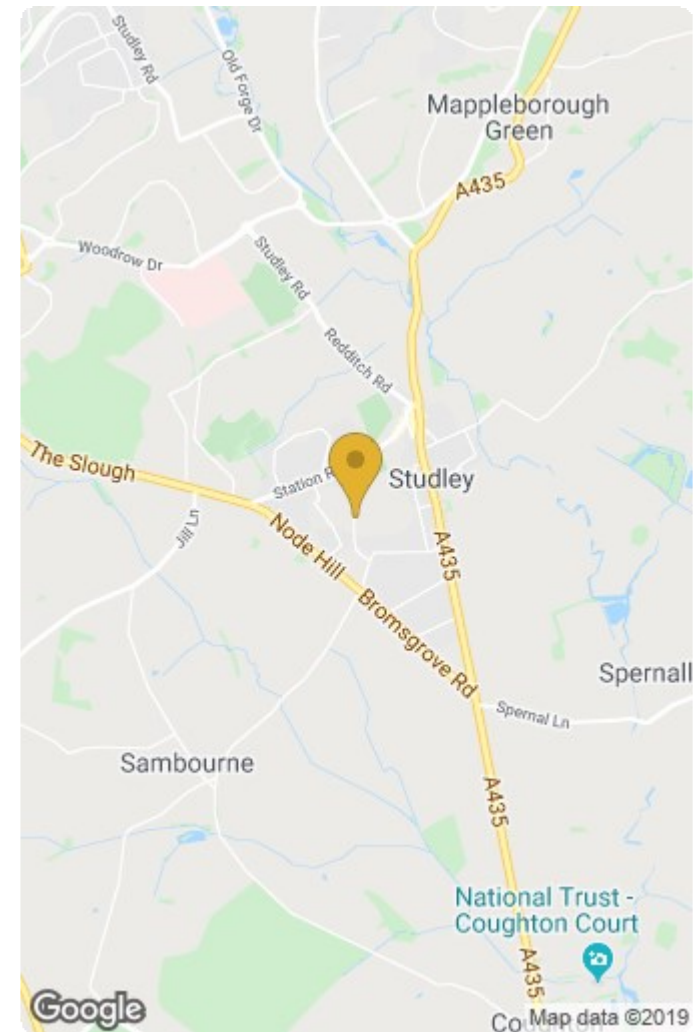












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC