



Lamberts  
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81 ALCESTER ROAD, STUDLEY, B80 7NJ  
OFFERS IN EXCESS OF £185,000



## 81 ALCESTER ROAD, STUDLEY, B80 7NJ

ON OFFER WITH NO ONWARD CHAIN!! An exciting prospect for either an investor buyer, or a buyer looking to buy and improve a home for themselves. Set in the popular Village of Studley, surrounded by many local amenities is this three bedroom semi-detached cottage, which needs modernising, but the agent feels it to offer great potential.

This ground floor offers; spacious living room, dining room with doors leading to the garden, kitchen again with doors leading to the garden, a guest WC and a cellar. To the first floor is three spacious double bedrooms (two bedrooms are accessed from the first bedroom) and a large bathroom offering a 5 piece suite. To the rear of the property is a good size garden with many mature shrubs, tree's and bushes. This property MUST BE VIEWED to appreciate the overall size of accommodation on offer.

### AGENT DISCLAIMER

Vizors point out, that although the property offers three bedrooms upstairs, two of these bedrooms are currently accessed via the main bedroom, so it would be important for resale classification that an additional landing area be created to offer separate access, which the agent feels would be simple to do and offers ample space for.

### Approach

#### Living Room

28'2" max x 15'1" max (8.60 max x 4.60 max )

Coming off the entrance porch is this spacious Living room which leads into the rest of the ground floor

#### Kitchen

14'5" max x 13'11" max (4.40 max x 4.26 max )

With stairs to the first floor landing and access door to the rear garden

#### Dining Room

13'9" max x 11'9" max (4.20 max x 3.60 max )

With access doors to the rear garden

#### Guest WC

With basin & WC

#### Bedroom One

15'8" max x 14'5" max (4.80 max x 4.40 max )

With access door leading to corridor with access to bedroom 2 & 3

#### Bedroom Two

13'9" max x 13'1" max (4.20 max x 4.00 max )

#### Bedroom Three

12'5" max x 12'5" max (3.80 max x 3.80 max )

#### Bathroom

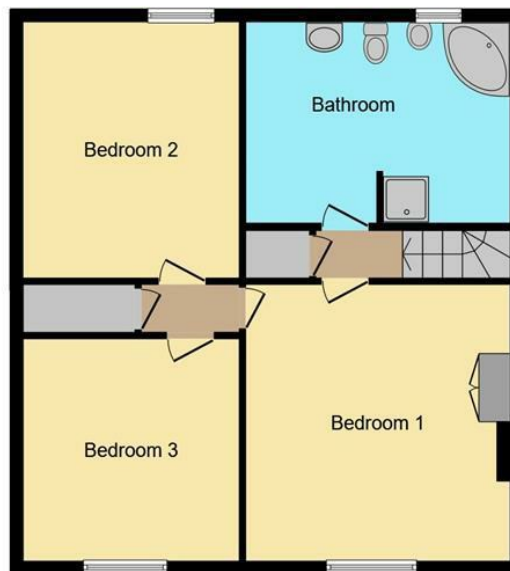
14'1" max x 10'5" max (4.30 max x 3.20 max )

With Basin, WC, corner bath, separate shower enclosure, bidet and towel radiator.





**Ground Floor**



**First Floor**

Total floor area 159.5 sq.m. (1,717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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



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