



Needle Close, Studley, B80 7SB

Offers in excess of £220,000


KING
HOMES

King Homes are thrilled to present this beautiful and well kept two-bedroom home with parking and a garage nestled within the heart of Studley Village located within walking distance to public transport routes, great schooling and many local amenities.

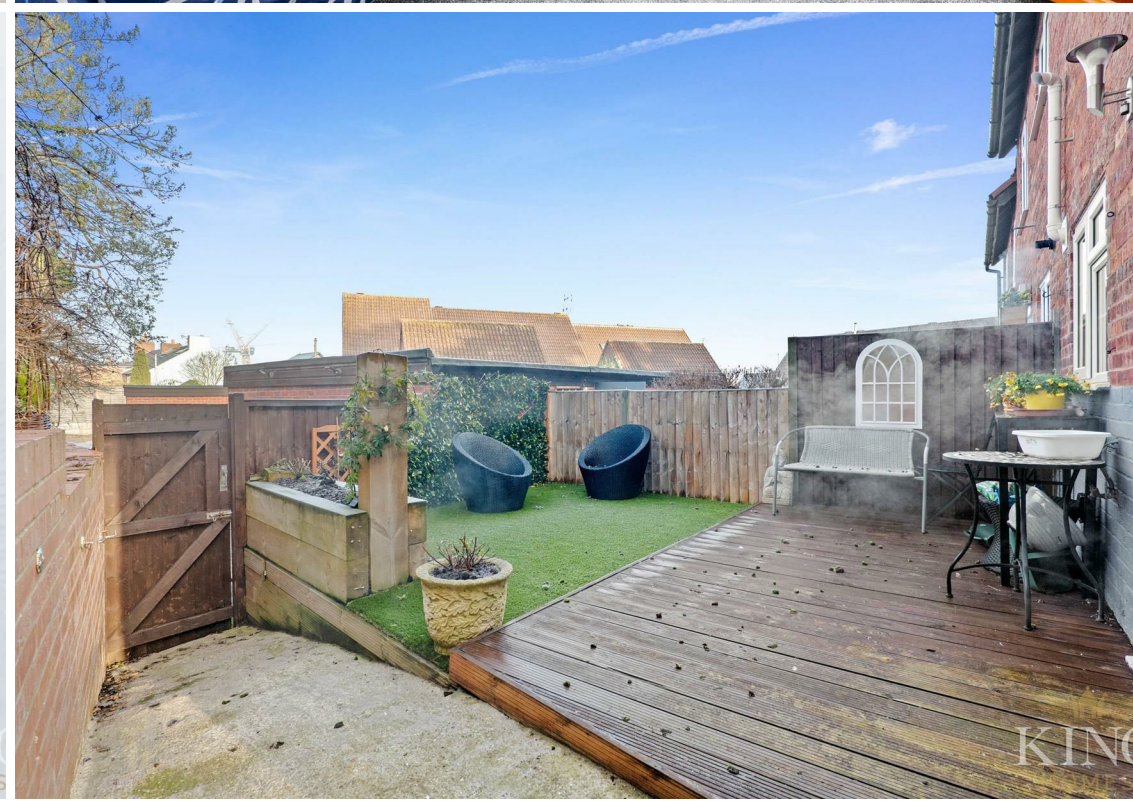
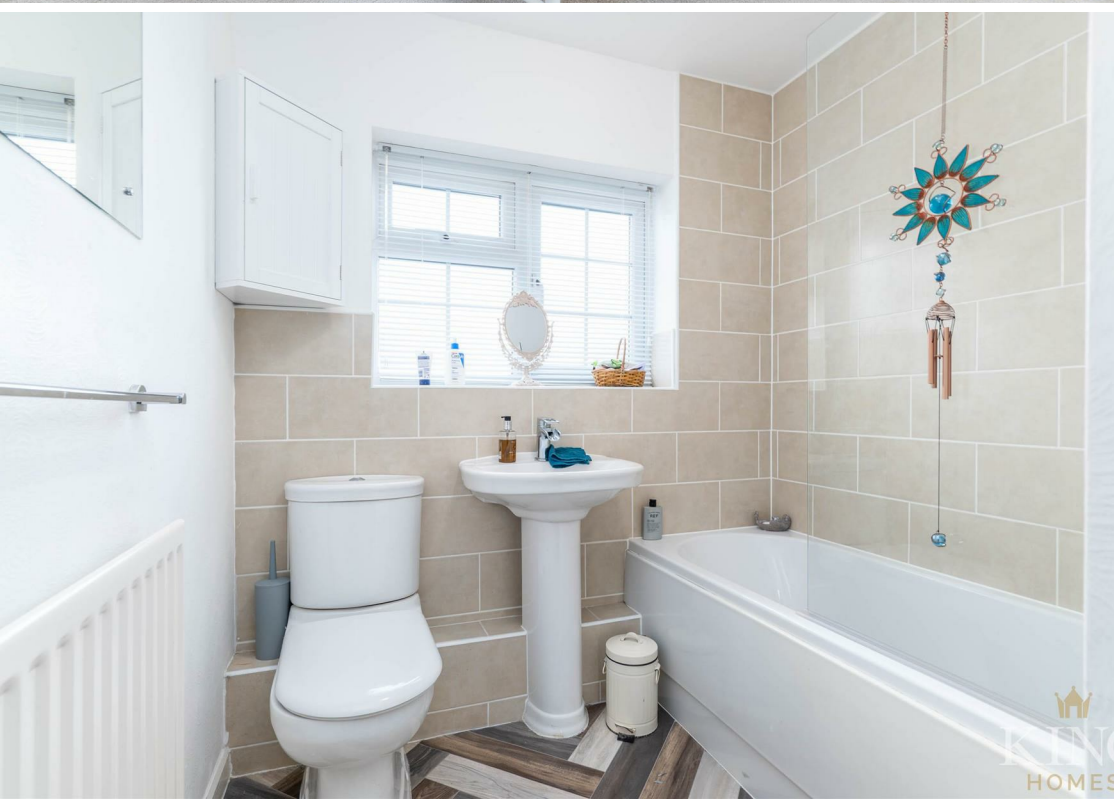
The porch opens into the welcoming, dual aspect living room, warmed by the electric feature fireplace. Through the living room is the kitchen/diner, fitted with ample floor and wall units, gas hobs, oven, pantry and space for under-counter white goods. French doors open out onto the delightful back garden.

The first floor offers storage space on the landing area. The Master Bedroom is a generous size and benefits from a built-in wardrobe. Bedroom two and the bathroom, which includes a w.c, wash hand basin and bath with shower over, is also located on this floor.

The rear garden is low maintenance with both a decked and artificial lawn area. The gate at the back of the property leads to a parking space and garage.



Porch	
Living Room	11'6" x 14'7" (3.52m x 4.47m)
Kitchen/Diner	10'11" x 14'7" (3.34m x 4.47m)
Landing	
Bedroom One	11'8" x 11'7" (3.58m x 3.55m)
Bedroom Two	11'0" x 7'9" (3.36m x 2.37m)
Bathroom	5'6" x 6'7" (1.69m x 2.01m)
Garage	15'10" x 8'3" (4.85m x 2.52m)





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Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 75.9 sq. metres (817.3 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		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		67
(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	