



New Road, Studley, B80 7LY

£420,000



IMMACULATEDLY PRESENTED throughout, this attractive MODERN DETACHED high specification property with solar panels offers stylish living accommodation set over two floors and enjoys a prime position in the centre of Studley Village.

The property resides on a plot comprising of a landscaped fore garden, with a driveway and GARAGE providing ample off-road parking to the rear aspect with electric charging point and electric up and over door. The private, and enclosed rear garden boasts a large paved entertaining patio, lawned area and a door leading to the garage.

The internal living accommodation is presented to a SHOW HOME FINISH throughout providing truly ready-to-move-into accommodation and comprises in brief of a spacious entrance hallway with stairs rising to the first floor, guest WC, generous family living room and a stunning open plan dining/kitchen with French doors to garden on the ground floor. The modern kitchen boasts ample cabinetry for storage, and quality integral appliances.

The first floor features a landing area, modern family bathroom, three well-proportioned bedrooms, with en-suite facilities to the master bedroom.

Properties of this style in this location rarely come to market so early viewing is highly recommended to avoid disappointment.



Hall

WC

Living Room 15'8" x 10'1" (4.79m x 3.08m)

Kitchen / Diner 10'5" x 17'9" (3.18m x 5.42m)

Landing

Bedroom One 15'4" x 11'7" (4.68m x 3.55m)

En - Suite 6'6" x 5'9" (2.00m x 1.77m)

Bedroom Two 9'0" x 10'1" (2.75m x 3.08m)

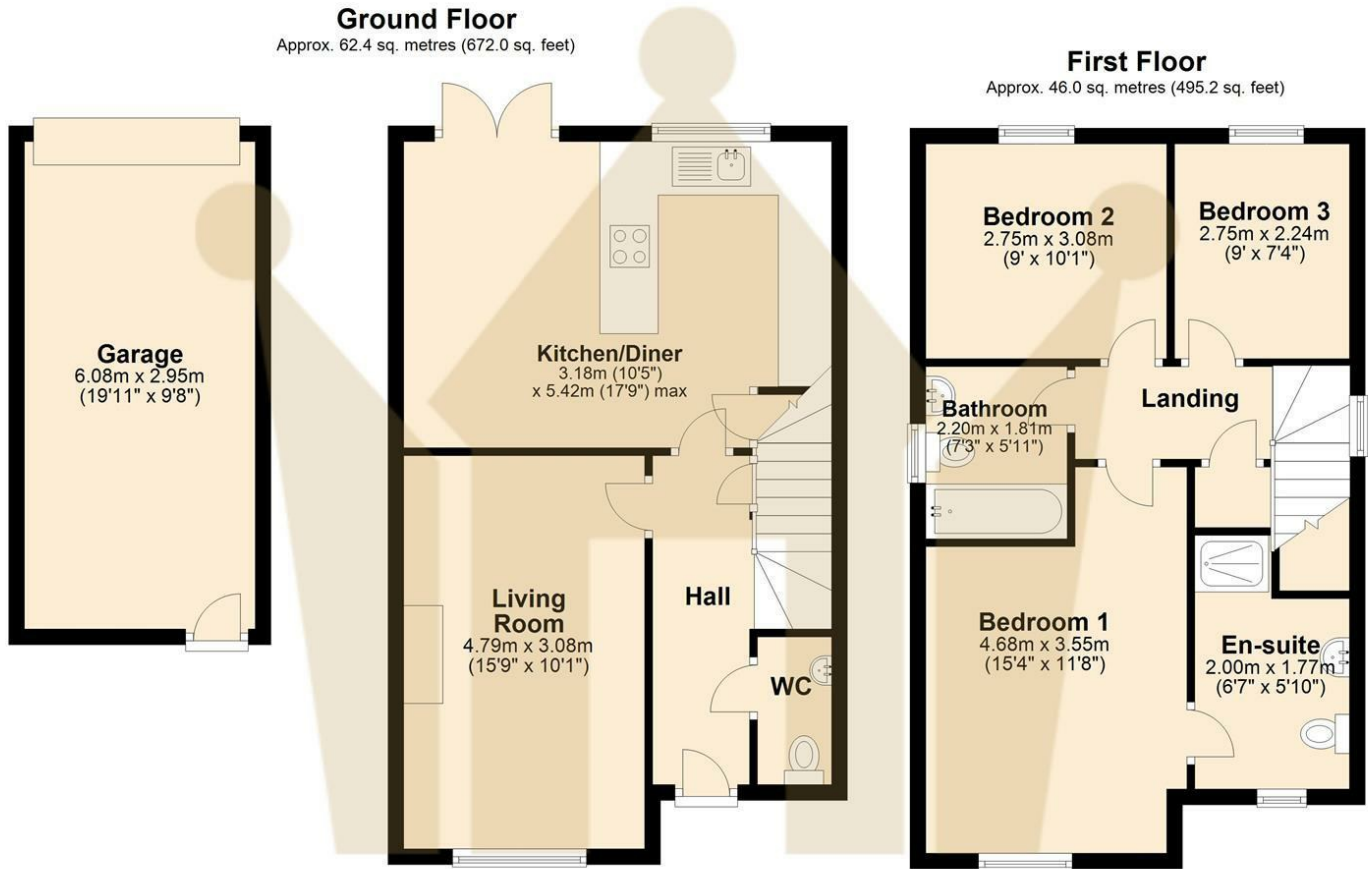
Bedroom Three 9'0" x 7'4" (2.75m x 2.24m)

Bathroom 7'2" x 5'11" (2.20m x 1.81m)

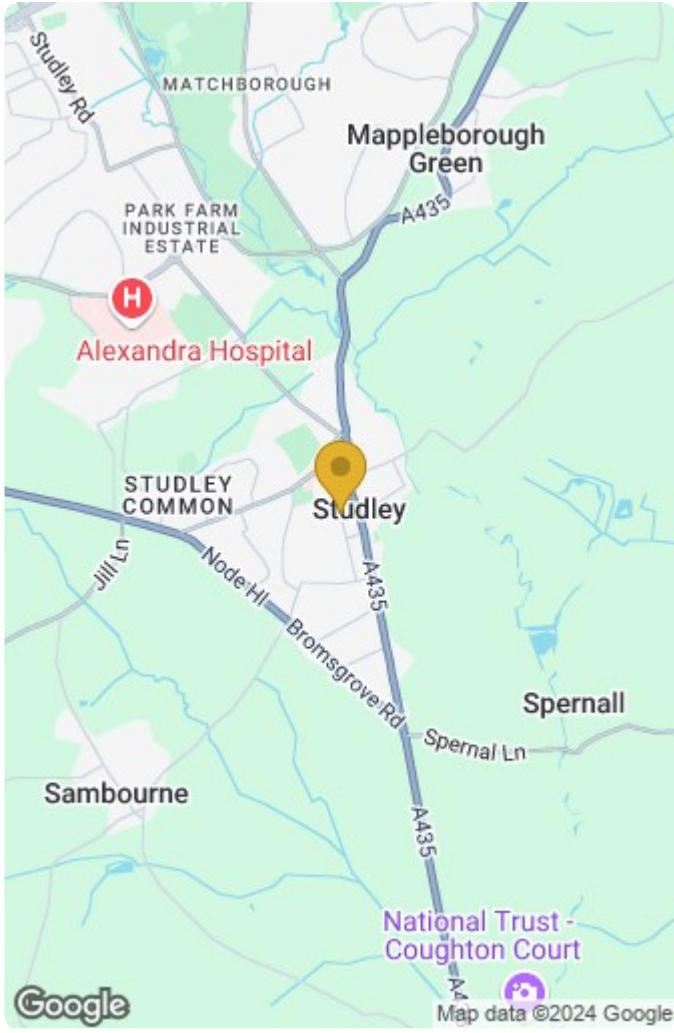
Garage 19'11" x 9'8" (6.08m x 2.95m)







Total area: approx. 108.4 sq. metres (1167.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(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	