



Manor Road, Studley, B80 7NA

Guide price £130,000

  
KING  
HOMES



**\*\*CASH BUYERS ONLY \*\* TWO DOUBLE BEDROOM MAISONETTE \*\* STUDLEY \*\* GARAGE \*\* PARKING \*\* GARDEN\*\* \*\*REQUIRING UPDATING\*\***

Situated in a fantastic location close to Studley's local amenities, this two-bedroom first floor maisonette offers in brief a spacious living/dining room, a well-equipped kitchen, two double bedrooms, and a bathroom. Outside, the property features a private garden, garage, and parking, making it a great choice for those seeking a home with convenience and outdoor space. \*This maisonette would suit CASH BUYERS as there is 50 years remaining on the current lease\*



Situated in an excellent location close to Studley's local amenities, this two-bedroom maisonette offers property benefits from direct private access via the front door, also a path leading to a gated side access and a private garden. Inside, stairs rise to a landing with a convenient storage cupboard, with doors opening to the various rooms.

The large living/dining room features a front aspect window, offering a bright and welcoming space, while the kitchen, positioned at the rear, includes a rear aspect window and ample cupboard storage.

There are two generously sized double bedrooms, both featuring fitted wardrobes and large windows that allow plenty of natural light to fill the space.  
The bathroom is equipped with a bath with shower over, wash basin, and W.C.

To the rear, the private garden is laid to lawn, fully enclosed with fencing and hedging, and includes a garden shed.

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 fantastic schools and regular bus service to surrounding areas.

Landing

Living Room	17'5" x 13'0" (5.33m x 3.98m )
Kitchen	10'0" x 9'6" max (3.07m x 2.90m max )
Bedroom 1	14'4" x 9'6" (4.38m x 2.92m )
Bedroom 2	11'6" x 9'6" (3.51m x 2.92m )
Bathroom	6'6" x 5'6" (1.99m x 1.70m )

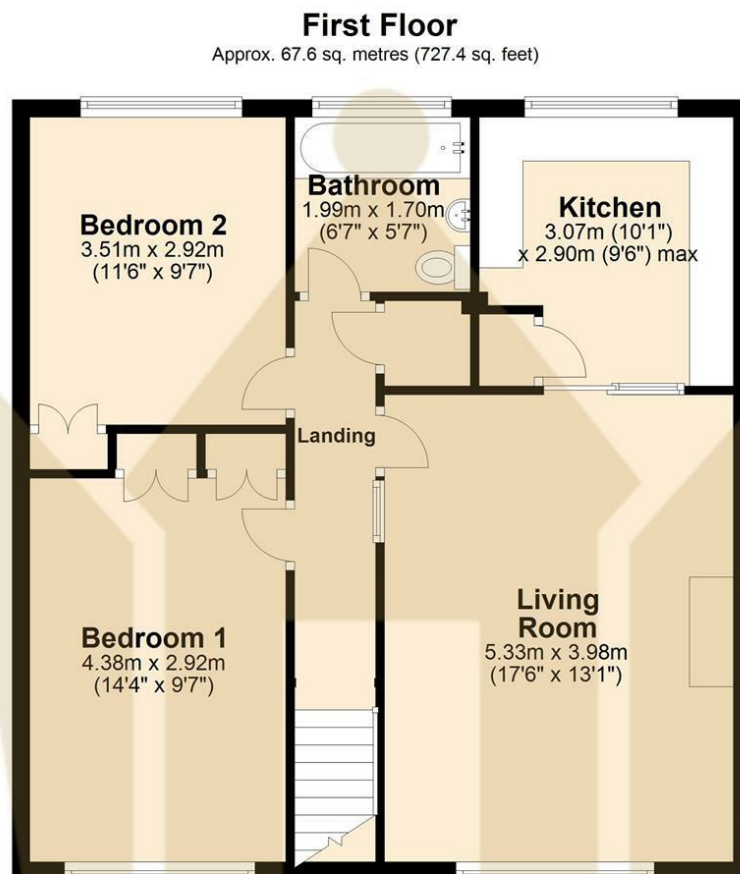




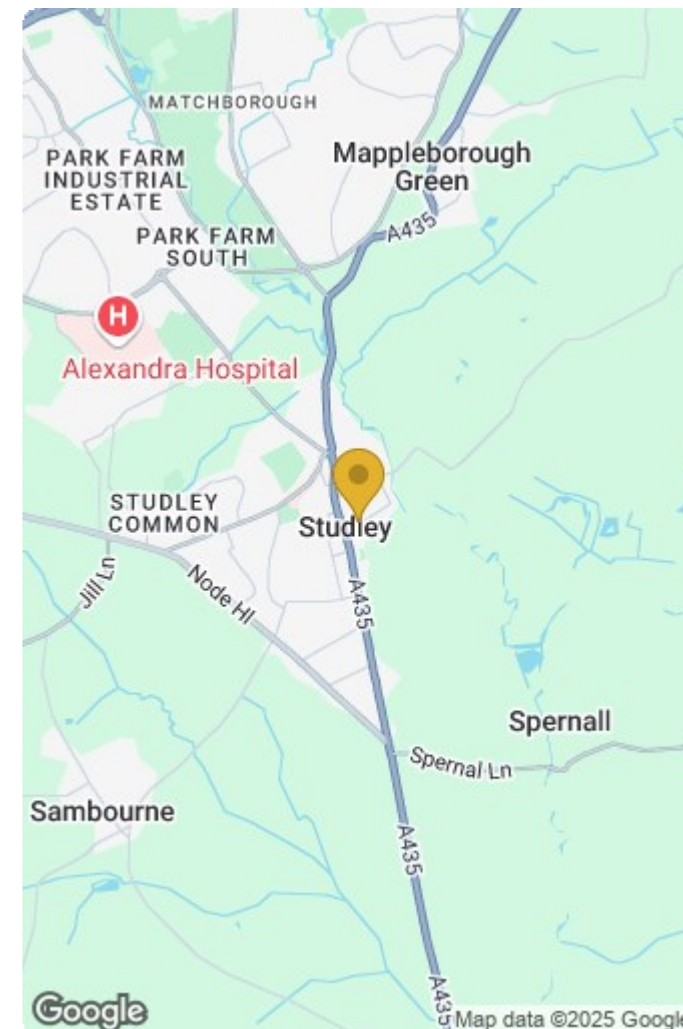








Total area: approx. 67.6 sq. metres (727.4 sq. feet)



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		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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