



27A Alcester Road

| Studley | B80 7LL

Offers over £125,000

We are pleased to present this two-bedroom flat with parking located in Studley.

The property consists of – Lounge, Kitchen, Two bedrooms and a Shower room.

This well-presented property is arranged over three floors and is located close to a wealth of everyday amenities including a supermarket, shops, eateries, schools, a leisure centre and the Alexandra Hospital. Communication links are good with the M5 and M42 motorways being easily accessible.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		54	70
EU Directive 2002/91/EC			

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Lounge

14'1" x 11'3"

This is a spacious reception with a feature fireplace and surround and wooden-style flooring.

Kitchen

15'8" x 5'7"

The kitchen is generous in size with Shaker-style wall and base cabinets and integrated appliances. There are coordinating worktops, wall and floor tiling.

Pantry

A walk-in storage cupboard adjoining the kitchen.

Shower room

A modern shower room with walk-in shower enclosure and white basin and WC.

Bedroom 1

11'3" x 14'0"

On the second floor, this spacious

double bedroom with carpeted flooring offers in-built storage and a roof window providing plentiful natural light.

Bedroom 2

14'0" x 11'5"

A second, well-proportioned bedroom with carpeted flooring and a roof window.

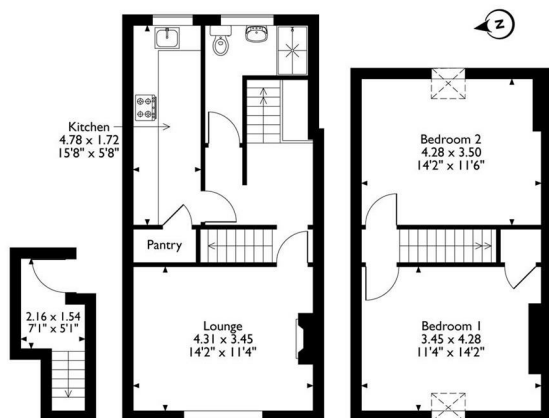
External

The flat is situated above local shops and is over three floors. An entrance lobby with stairs lead to the living accommodation with the sleeping accommodation being on the second floor. To the rear of the flat, there is a large area for off-road parking.

Disclaimer



27A Alcester Road, Studley, Warwickshire,
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Ground Floor **First Floor** **Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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