

Alcester Road, Studley B80 7NL



# welcome to

# Alcester Road, Studley

This is a lovely TWO BEDROOM END OF TERRACE WITH TWO RECEPTION ROOMS in the popular village location of STUDLEY. The property offers good size accommodation throughout, THE GENEROUS LOFT SPACE is a nice addition to the property, To really appreciate it you need to come and take a look.















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). Powered by www.focalagent.com

#### Approach

Via a pathway leading up to the accommodation front door,

#### Frontage

Wall to front and side. Paved area.

#### **Reception Room 1**

11' 10" max x 9' 10" max ( 3.61m max x 3.00m max ) Feature Front door. Double Glazed window to front. Central heating radiator. Log burner.

#### **Reception Room 2**

11' 11" max x 9' 10" max ( 3.63m max x 3.00m max ) Double Glazed window to rear. Central heating radiator. Electric fire. Door to cellar. Access up stairs.

#### Kitchen

9' 6" max x 6' 5" max ( 2.90m max x 1.96m max ) Double Glazed window to side elevation. Wall and base units. Sink and drainer with mixer tap over. Space for dishwasher. Cooker. Washing machine. Fridge freezer. Tiling to splash prone areas.

#### Bathroom

Obscure Double Glazed Window to side. close coupled toilet. Chrome central heating radiator. Bath with shower over. Wall mounted sink. Tiling to splash prone areas.

#### Inner Hall 2

Storage cupboard housing boiler.

### Bedroom 1

11' 11" max x 9' 10" max ( 3.63m max x 3.00m max ) Double Glazed window to front. Central heating radiator.

#### Bedroom 2

9' 10" max x 7' 8" ( 3.00m max x 2.34m ) Double Glazed window to rear. Central heating radiator.

Loft Space 18' 5" max x 9' 9" max ( 5.61m max x 2.97m max )



Restricted head height. Multiple Storage cupboards. A multitude of uses.

### Inner Hall

Central heating radiator. Double glazed window to side. Door with Double glazed panel inset to side leading to rear garden.

#### Rear Garden

Artificial grass. Enclosed. Right of way over rear of adjoining property for external rear access to Alcester Rd.





# welcome to

# Alcester Road, Studley

- TWO DOUBLE BEDROOMS
- END OF TERRACE
- TWO RECEPTION ROOMS
- GENEROUSLY SIZED LOFT AREA
- BEAUTIFUL VIEWS

Tenure: Freehold EPC Rating: E Council Tax Band: B

# £250,000



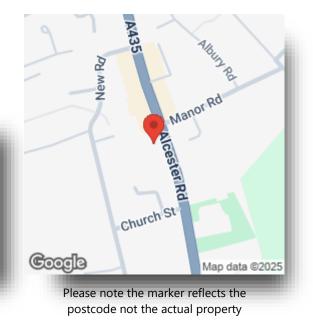


## view this property online shipways.co.uk/Property/RDC109082



Property Ref: RDC109082 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



shipways



01527 65155



Redditch@shipways.co.uk

3 Alcester Street, REDDITCH, Worcestershire, B98 8AE



shipways.co.uk