



Needle Close, Studley, B80 7SB

£260,000

**KING**
HOMES

**** Two Double Bedrooms ** Two Bathrooms ** Two Reception Rooms including a Good Size Living Room ** Nicely presented ** Garage and Allocated Parking **** This beautifully presented two-bedroom home in Studley offers practical, well-balanced accommodation across two floors, making it ideal for modern living. The ground floor features a spacious living room with patio doors opening directly onto the rear garden, a separate dining room, a well-equipped kitchen, and a convenient shower room. Upstairs, two generous double bedrooms are complemented by a family bathroom. Outside, the property benefits from an easily maintained rear garden, an en-bloc garage, and an allocated parking space. With gas central heating and a thoughtful layout, this home is ready to move into.



Situated in the highly desired village of Studley, this well presented two-bedroom home is arranged over two floors and offers practical, well-balanced accommodation. The property benefits from gas-fired central heating, an easily maintained rear garden, a garage and an allocated parking space.

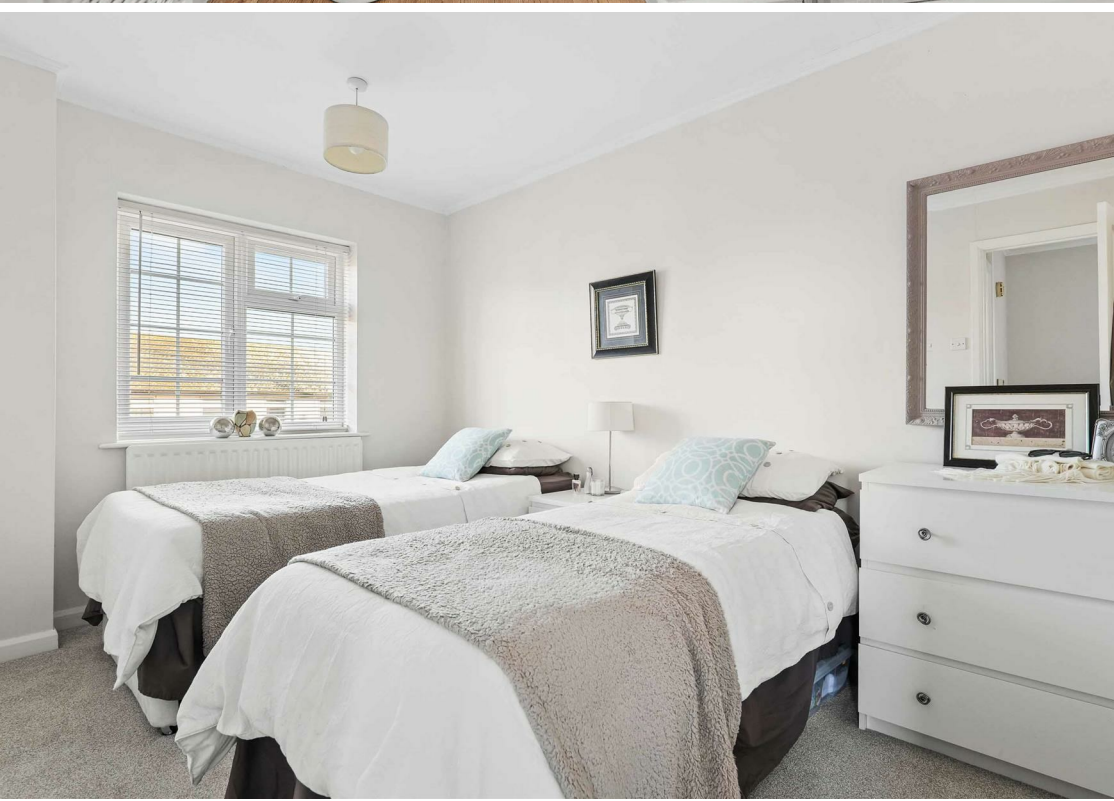
The property is approached via a porch which opens into a welcoming entrance hall, providing access to the main ground floor accommodation. This includes a good-sized living room, offering a comfortable space for everyday living and entertaining, with patio doors opening to the garden and a door leading to a separate dining room. The dining room provides ample space for a table and chairs and connects conveniently with the fitted kitchen, which is arranged to offer practical workspace and storage.

A ground floor shower room adds further flexibility to the layout and is fitted with a shower enclosure, WC and wash hand basin.

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility for bedroom furniture. The accommodation is completed by a bathroom fitted with a bath, WC and wash hand basin.

Externally, the rear garden is designed for ease of maintenance, while the property further benefits from an en-bloc garage and an allocated parking space.

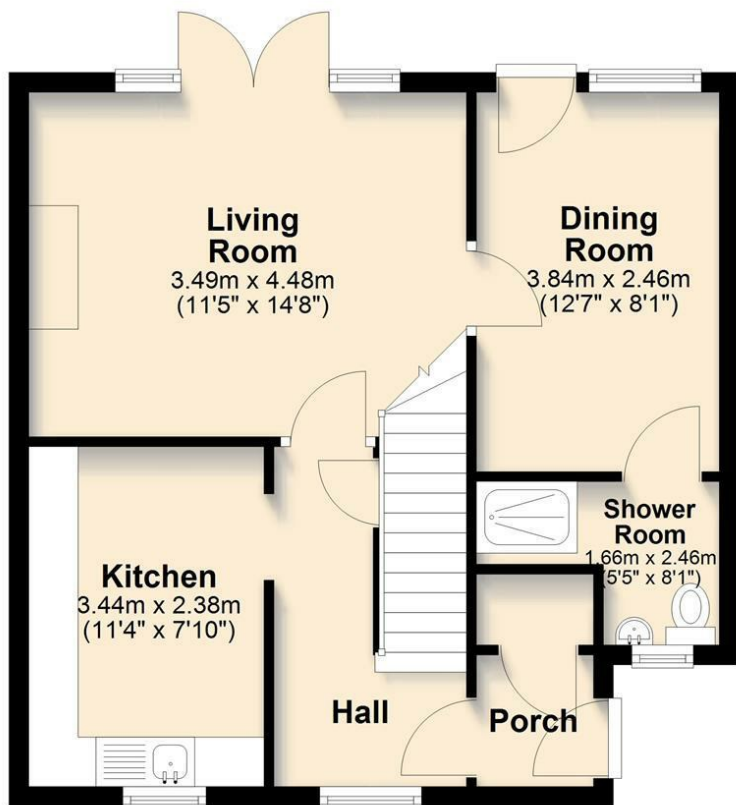
Porch	
Hall	
Kitchen	11'3" x 7'9" (3.44m x 2.38m)
Living Room	11'5" x 14'8" (3.49m x 4.48m)
Dining Room	12'7" x 8'0" (3.84m x 2.46m)
Shower Room	5'5" x 8'0" (1.66m x 2.46m)
Landing	
Bedroom 1	11'5" x 14'8" (3.49m x 4.48m)
Bedroom 2	11'6" x 7'11" (3.53m x 2.43m)
Bathroom	8'2" x 6'4" (2.50m x 1.95m)





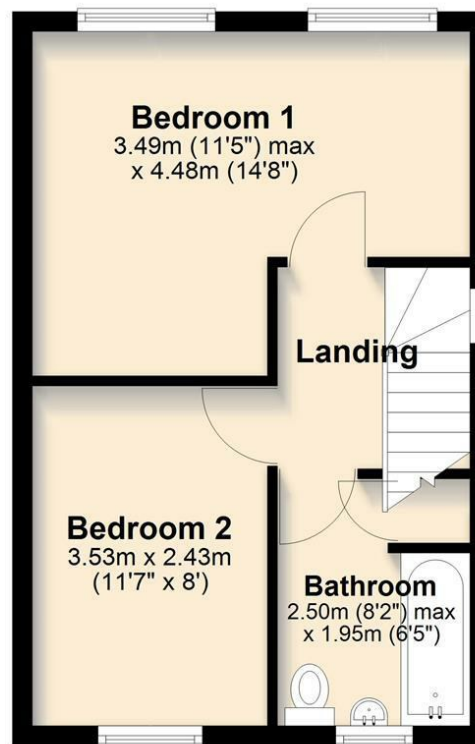
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 sq. feet)



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		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	