

Alcester Road,Studley B80 7NP

shipways

welcome to

Alcester Road,Studley

*** WELL-PRESENTED MID-TERRACE PROPERTY *** TWO GOOD SIZED BEDROOMS *** GREAT LOCATION *** NO CHAIN *** LIVING ROOM *** KITCHEN/DINER *** FAMILY BATHROOM *** SECURE REAR GARDEN *** BENIFITING FROM A NEW ROOF WITH A 10YR GUARANTEE.













Living Room
The entrance to the property leads into the living room and has double glazed windows to the front, two central heating radiators and stairs ascending to the first floor

Kitchen/Diner
With a range of wall and base units, a sink/drainer, a gas hob, electric oven, double glazed windows to the rear, a central heating radiator and door out to the rear garden

Landing
doors off to two bedrooms and family bathroom . stairs to upper floor

Bedroom One
With double glazed windows to the front and a central heating radiator

Bedroom Two
With double glazed windows to the rear and a central heating radiator

Bathroom
With a w/c, a hand wash basin, bath with shower over and double glazed windows to the rear

Loft Room
A versatile loft space with double glazed velux windows to the rear and a central heating radiator offering excellent additional storage, with potential to be used as a home office, hobby room, children's playroom, or a quiet retreat.

Please note that due to not having building regulations approval, this room cannot be classed as an official bedroom, although it is currently being used as one.

Front Garden
Wall to front and sides, shared access to side , up to shared gate giving way to rear gardens.

Rear Garden
fence to sides and rear. gated access to shared alleyway to frontage. slate beds.

Agent Note
The Council Tax Band for this property is B

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Alcester Road, Studley

- Well-presented terrace property
- Two good sized bedrooms
- No chain
- Great location
- Kitchen/diner

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

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC110666

The Property Ombudsman

Property Ref:
RDC110666 - 0005

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.

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