

## ALLENDALE CRESCENT STUDLEY WARWICKSHIRE



Occupying a generous corner plot, this end terrace property benefits from a substantial detached garage to the rear, offering excellent potential for conversion into a home office, workshop, studio or ancillary accommodation (subject to the necessary consents). Ideal for car enthusiasts or those seeking versatile additional space. Offered for sale with no upward chain, the accommodation briefly comprises a reception porch, entrance hall, spacious lounge/dining room, kitchen, two bedrooms and a bathroom. Further benefits include driveway parking and delightful, well-established gardens to the front, side and rear.

**£249,950**

# 66 Allendale Crescent, Studley, Warwickshire, B80 7PY

## Lounge/Dining Room



## Kitchen



**Bedroom One**



**Bathroom**



**Front**



**Bedroom Two**



**Rear Garden**





## Substantial Detached Garage

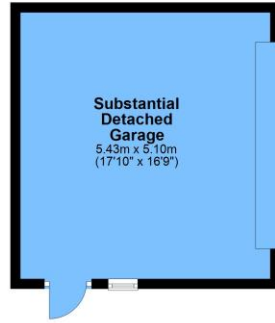


## Floor Plans & Property Details Disclaimer

**These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**

## Ground Floor (Including Garage)

Approx. 61.3 sq. metres (659.7 sq. feet)



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## First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



## Fixtures & Fittings

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**

## Money Laundering Regulations – Identification Checks

**In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.**