98 ALCESTER ROAD, STUDLEY, B80 7NP
OFFERS OVER £200,000

A TRADITIONAL THREE BEDROOM, END OF TERRACE HOME SET IN THE SOUGHT AFTER VILLAGE LOCATION OF STUDLEY, SET OVER FOUR FLOORS OFFERING AMPLE ACCOMODATION.

A deceptively spacious three bedroom, end terrace home set over four floors which offers an abundance of space. The ground floor offers living room, dining room, kitchen, modern bathroom. The first floor offers a large double and second smaller bedroom. On the second floor is a large bedroom with Velux window. Overall the property is in good condition and move in ready. The agent feels this property could be ideal for first time buyers, investors or growing families and is in a lovely Village location.

AGENT NOTE - This property has no allocated or off road parking and no outdoor/rear garden. Along with head height being limited in the second floor bedroom.

EPC - D
Council Tax Band - B
Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order. cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.

Approach
The property is approached via a small front gravel garden leading to the front door.

Lounge
11'4" max x 10'11" max (3.47 max x 3.33 max)
With fire place feature and leads into the dining room

Dining Room
11'5" max x 13'6" max (3.48 max x 4.14 max)
With fireplace feature, stairs the to first floor, access door into the cellar and leading into the kitchen

Kitchen
11'4" max x 8'6" max (3.46 max x 2.60 max)
With an array of base and wall units, space for appliances

Bathroom (ground floor)
7'11" max x 7'5" max (2.43 max x 2.27 max)
Recently refitted with vanity furniture housing the basin and WC with shower over bath

Bedroom One
11'4" max x 10'11" max (3.47 max x 3.33 max)
With fireplace feature and window over looking the front aspect

Bedroom Two
7'1" max x 11'4" max (2.17 max x 3.47 max)
With storage cupboard housing the boiler

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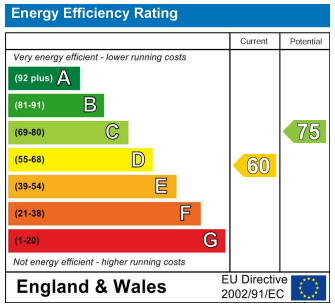

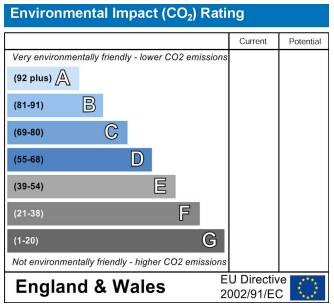

Vizor Estate Agents Ltd
Company No. 7848499

Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533 www.vizorestates.com