



**9 WARWICK CLOSE, STUDLEY, B80 7RE**  
**OFFERS OVER £270,000**

## 9 WARWICK CLOSE, STUDLEY, B80 7RE

AN IMPRESSIVE, EXTENDED TWO BEDROOM SEMI-DETACHED HOME IN STUDLEY!!!

This well presented home has been extended, offering a STUNNING kitchen breakfast room to the rear with many integrated appliances, lovely living room, two double bedrooms (both with built-in wardrobes), bathroom, gardens to the front and rear and driveway to the front. Viewing is strongly advised!!

EPC -In progress.

### Approach

There is a driveway to the front, a front garden of mainly lawn, with some paving and shrubs, side gate access through to the rear garden and main front entrance via main door into;

### Entrance Hall/Open Porch

With stairs off to the first floor, door into;

### Living Room

14'8" max x 10'5" max (4.49m max x 3.18m max )

With double doors into;

### Extended Kitchen Breakfast Room

15'3" (not into recess) x 14'11" max (4.65m (not into recess) x 4.57m max )

A stunning, extended room offering breakfast area, integrated double oven, induction hob and extractor, dishwasher, integrated fridge and freezer, Quartz worktop. Door to storage understairs, door to further storage cupboard, and double doors out to the rear garden.

### Landing

With door to a storage cupboard, doors then off to;

### Bedroom One

11'6" max x 10'7" (not into ward' recess) (3.52m max x 3.25m (not into ward' recess))

With double doors to a large

built-in wardrobe, further door to built-in cupboard.

### Bedroom Two

10'7" max x 8'7" max (3.24m max x 2.62m max)

With built-in wardrobes.

### Bathroom

7'0" max x 5'10" max (2.14m max x 1.78m max )

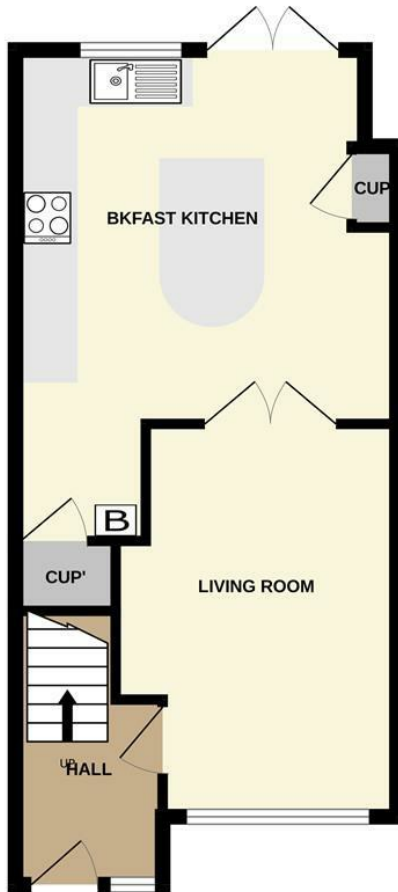
With low level WC, wash basin and bath with shower over.

### Rear Garden

With side gate access, a tiled seating area, faux grass and timber shed.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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