

**Crooks Lane**

STUDLEY

Offers In Excess Of:

**£260,000**





# Two Bedroom Semi Detached Property

## Features.

- TWO BEDROOMS
- ADDITIONAL LOFT ROOM
- BATHROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- ANNEX WITH SHOWER ROOM
- OFF ROAD PARKING
- REAR GARDEN

## Description.

Summary: A beautifully presented two bedroom semi detached property offering an additional loft room and separate annex situated in the desirable village location of Studley.

Description: This property is deceptively spacious and offers a wealth of versatile living space. The accommodation briefly comprises:- A lounge with front aspect bay window and feature fireplace, a second reception room for more comfortable dining, a traditional fitted kitchen with integrated dishwasher, washing machine and a rangemaster cooker. The kitchen also provides access to the conservatory. A rising staircase leads to the first floor and offers the master bedroom with built in wardrobes and currently in use as a dressing room, the second bedroom with characteristic window shutters, built in storage and currently in use as an office/work space, the family bathroom benefits from a corner bath and separate shower enclosure, sink and WC. A rising staircase then leads to the loft room with versatile use.

Outside: The front aspect of the property is approached by a neatly maintained block paved driveway with space for two vehicles to off road park and timber fenced boundaries. The rear garden has a paved patio, neatly maintained lawn, feature flower beds, a large raised decked area, timber framed storage sheds and access to the annex. The annex was originally converted from a garage to an office making it a versatile space with its own shower room.

Location: Situated in Studley with its own local amenities, the property is also close to the town of Redditch, which offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre.





Room Dimensions:

Hall

Lounge: 13' 6" x 12' 1" (4.12m x 3.70m) into the bay

Dining Room: 13' 6" x 10' 0" (4.12m x 3.05m) max

Kitchen: 12' 8" x 11' 5" (3.88m x 3.50m)

Conservatory: 12' 1" x 9' 2" (3.70m x 2.80m) max

Stairs To First Floor Landing

Master Bedroom: 12' 9" x 11' 6" (3.90m x 3.52m)

Bedroom Two: 13' 6" x 5' 10" (4.12m x 1.80m)

Bathroom: 10' 1" x 7' 11" (3.08m x 2.42m)

Stairs To Second Floor Landing

Loft Room: 14' 5" x 12' 3" (4.40m x 3.75m)

Annex: 12' 11" x 8' 6" (3.95m x 2.60m)

Shower Room: 6' 0" x 5' 10" (1.85m x 1.80m)



## Crooks Lane, Studley

### Ground Floor



Total Area Approx:  
134.9 sq metres (1452 sq ft)

### First Floor



### Second Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



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