



Littlewood Green, Studley, B80 7QN

Offers In Region Of £225,000

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Upon entering the property, you are greeted by a spacious lounge/ diner, featuring a historic fireplace as the focal point of the room and stairs leading to the first floor. Continuing through, you'll find a recently renovated kitchen, equipped with a fitted oven, induction hob, and ample storage provided by wall and base units. Both the kitchen and lounge are enhanced by stylish herringbone flooring throughout. The family bathroom is located on the ground floor, complete with floor-to-ceiling tiles and a bathtub with an overhead shower. On the first floor, the property offers two recently redecorated double bedrooms. The property provides off-road parking at the front and features a neatly presented rear garden, complete with additional brick-built storage space.

Ground Floor

Kitchen - 3.54m x 1.81m (11'7" x 5'11")

Lounge Diner - 6m x 3.22m (19'8" x 10'6")

Bathroom - 2.57m x 1.44m (8'5" x 4'8")

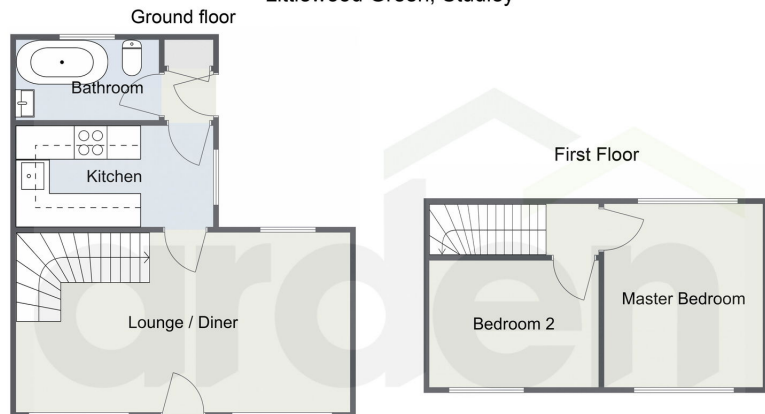
First Floor

Master Bedroom - 3.29m x 2.86m (10'9" x 9'4")

Bedroom 2 - 2.28m x 3.04m (7'5" x 9'11")



Littlewood Green, Studley



Total Area Approx
51.3 Sq M
571.56 Sq Ft

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.

- No Onward Chain
- Off Road Parking
- Two Double Bedrooms
- Lounge/Diner
- Close Proximity to Local Amenities
- 19th Century
- Village Location
- Modern Kitchen
- Neatly Presented Garden



Energy performance certificate (EPC)

17, Littlewood Green STUDLEY B80 7GA	Energy rating D	Valid until: 15 July 2029
		Certificate number: 9368-3076-7283-0491-0954

Property type: end-terrace house
Total floor area: 53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

The graph shows a vertical scale from 1-20 (G) to 92+ (A). The current rating is D (score 45) and the potential rating is B (score 81). A green arrow points from D to B, and a yellow arrow points from D to E.

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

01527 540 654

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

