



**36 Crooks Lane
Studley, B80 7QX**
£625 Per month

****AVAILABLE IMMEDIATELY**** Accommodation in brief comprises of entrance hall, lounge/diner, breakfast kitchen, modern bathroom, small enclosed garden to the rear, shared driveway. With double glazing and gas central heating throughout. Based in the heart of Studley being a walkable distance to an Ofsted rated outstanding High School, Primary School, local shops, barbers, pubs, restaurants, dentist, doctors and many more great amenities such as bus routes to Stratford-Upon-Avon, Redditch and Alcester.

Approach

Approached at the front via main front UPVC double glazed main entrance door and at the rear is a shared parking facility with a shared driveway, there is also a rear gate access via the rear garden.

Entrance Hallway

A tiled effect laminate flooring, with door to storage cupboard (also with continued tiled effect laminate), doorway into lounge/diner and door into;

Lounge/Diner

17'2" x 11'4" (5.24m x 3.47m)

With uPVC double glazed window to the front, radiator, coving and door to inner hallway.

Kitchen

11'1" x 8'9" (max) (3.38m x 2.69m (max))

With uPVC double glazed window to the front, radiator, a range of grey high gloss fitted base units, roll top work surface over incorporates a stainless steel sink unit and drainer with mixer tap over, space for a slot in electric cooker, space and plumbing for a washing machine, some open shelving, partly tiled splashbacks, wall mounted boiler, door to larder style storage cupboard

Bedroom One

11'5" x 11'8" (3.48m x 3.58m)

With radiator, coving and uPVC double glazed french style double doors out to a small paved rear garden.

Bedroom Two

11'6" x 7'9" (3.51m x 2.37m)

With radiator, uPVC double glazed window to the rear.

Bathroom

8'5" (max) x 5'9" (max) (2.58m (max) x 1.77m (max))

Offers a white suite with low level WC, large vanity unit wash hand basin, panelled bath with main plumbed shower above, uPVC double glazed window to the side, heated towel rail and door to linen/storage cupboard.

Outside

There is a small, low mainenance rear garden area with gated access, a shared parking facility beyond.

Ground Floor



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	74	78	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	74	80	
EU Directive 2002/91/EC			