

Peter Clarke New Homes



Knightly Place
Studley



Off Watts Road

B80 7PT

Two attractive two bedroom detached houses offering excellent sized accommodation. Ground Floor - optional study/occasional bedroom 3, living room, excellent kitchen diner, utility, cloakroom. On the 1st floor there are 2 further bedrooms with ensuites and additional storage.

- Small development of just two detached houses
- Offering excellent sized accommodation
- Finished to a high level of specification
- Excellent kitchen diner
- Ground floor has a separate study/occasional bedroom 3
- Separate living room
- Utility room and cloakroom to the ground floor
- Two bedrooms to the first floor both with ensuites
- Additional storage area to the first floor

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Built by Kingswood developments, just two attractive detached 2 bedroom houses situated in the heart of Studley.

These properties offer excellent sized accommodation. On the ground floor this includes optional separate study or occasional 3rd bedroom, living room, excellent kitchen diner, separate utility, guest cloakroom, and gardens. On the first floor 2 excellent bedroom suites with ensuite to both and additional storage.

These properties will be finished to an excellent specification.

STUDLEY is a large village within the district of Stratford Upon Avon. Situated on the Western edge of Warwickshire near the border with Worcestershire. It is 4 miles (6km) southeast of Redditch and 13 miles (21k) northwest of Stratford upon Avon both with a railway station. Studley also benefits from having easy access to the M42, Birmingham Airport and Birmingham International Railway Station

SPECIFICATION

Kitchen

1. Professionally designed contemporary kitchen.
2. Quartz work surfaces to kitchen.
3. Stainless steel one and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen.
4. Single oven, 4 ring burner gas hob and extractor hood, all with stainless steel finish, built in fridge freezer and integrated dishwasher. All appliances to be NEFF, excluding white goods.
5. Appliance spaces and plumbing for washing machine and tumble dryer installation into the utility.

Bathroom, Ensuites and WC.

6. High quality white sanitaryware with chrome mixer taps to bathroom, en-suite and WC.
7. Vanity storage units to ensuites and WC.
8. Full height ceramic tiling to walls and floors in bathroom/en-suite and WC (splashback only to WC).
9. Chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
10. Shower cubicle to ensuite 2 with high powered electric shower.
11. Thermostatic mixer shower to ensuite 1 over 'p' shaped shower bath.
12. Chrome plated towel rails to ensuites and WC.
13. Illuminated mirrors to ensuites.

Internal Finishes.

14. White solid core interior doors with polished chrome door furniture.
15. Oak handrail to staircase.
16. Ceramic floor tiling to ground floor excluding lounge.
17. Contemporary ogee skirting and architraves.
18. Luxury carpets and underlay to living room, bedrooms, stairs and landing. (colour choice available)
19. French patio doors to rear of kitchen diner and lounge.
20. Rooflight to landing/study area.

Electrical Installation.

21. Chrome sockets and switches throughout the ground floor and landing.
22. Recessed LED down-lighters to hall/kitchen/dining room/landing/WC and ensuites
23. Under unit lighting to kitchen.
24. Dual TV and socket to lounge/dining room and all bedrooms.
25. Telephone socket to study.
26. Electric Vehicle charging points.
27. External power point.
28. Digital TV aerial included.

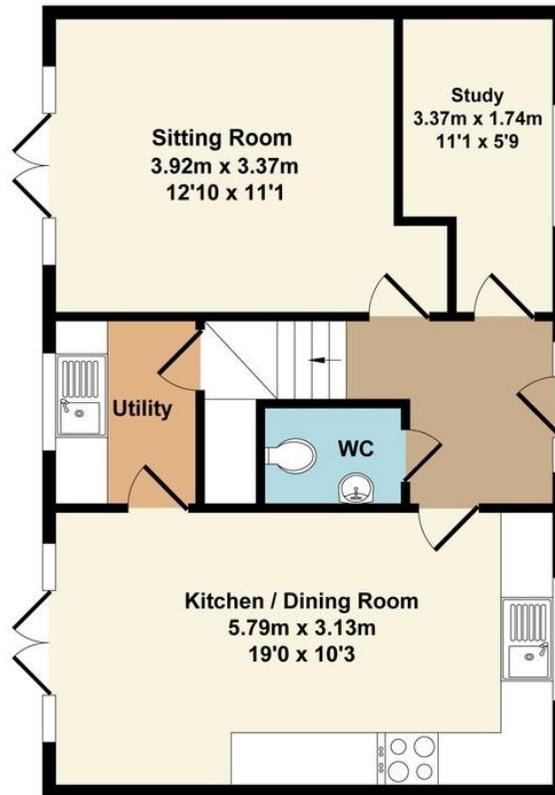


Plot 1, Knightly Place, Studley, Warwickshire, B80 7PT

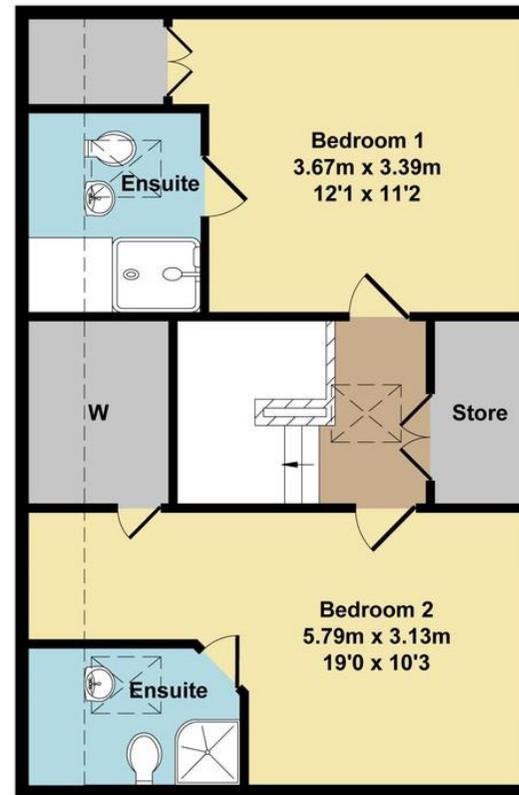
Total Approx. Floor Area 101.40 Sq.M. (1092 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Restricted Head Height - - - - -



Ground Floor
Approx. Floor Area
50.7 Sq.M.
(546 Sq.Ft.)



First Floor
Approx. Floor Area
50.7 Sq.M.
(546 Sq.Ft.)



Environmental Details.

29. A rated kitchen appliances to reduce water and energy use.
30. 100% LED low energy lighting.
31. Dual flush mechanism to toilets to reduce water consumption.
32. PV Solar panels to supplement the Electricity consumption.
33. Energy efficient double glazed UPVC windows and doors throughout.
34. Composite front doors, offering superior thermal efficiency and security.

Security.

35. Intruder alarm system.
36. Multipoint locking system to external doors.
37. Full compliance with Part Q of the Building Regulations.
38. Exterior lighting.

External Details.

39. Outside water tap.
40. Landscaped front garden, patio and turf to rear.
41. Block paved and tarmac drive.
42. Planting to gardens.
43. Aluminium seamless guttering.
44. Bollard lighting to private drive.

Heating.

45. Thermostatic radiator valves to ground floor and first floor.
46. Wireless programmable room thermostat for central heating.

Additional Details.

47. 10 Year ICW Structural Warranty.
48. High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band TBC

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Peter Clarke

Six offices serving South Warwickshire & North Cotswolds