



**Eldorado Close,**  
Studley, B80 7LB

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £250,000



Situated within a short walk of the extensive amenities of Studley town centre and offered for sale with NO UPWARD CHAIN, an End-Terraced deceptively spacious family home with good size garden to front and side and enclosed garden to rear.

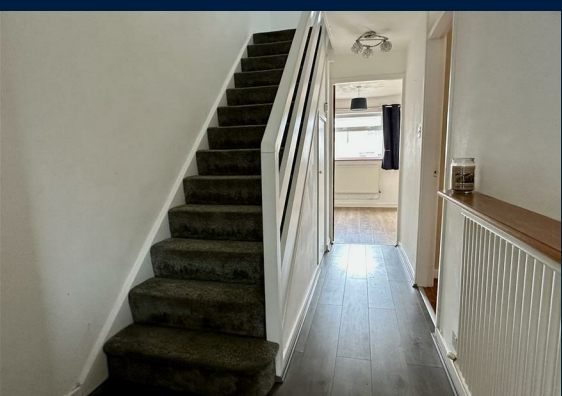
Internally, the property, which does require some updating and modernising, comprises; reception hall with downstairs WC and under-stairs cupboard, good size Dining Kitchen, Living room with fireplace and sliding doors opening into a Conservatory, which in turn, opens to an enclosed rear garden.

Upstairs there are Three spacious Bedrooms, large Cupboard and a fitted Bathroom.

The property does have a large front garden leading around to the side which is open-plan.

There is a communal car park situated just beyond the rear garden.





**Tax Band: B**

**Council: Stratford**

**Tenure: Freehold**

Studley is one of the largest villages in Warwickshire with a population of around 6,500. It lies to the far west of the county just beyond the outskirts of Redditch.

The growth of Studley to its present size was based on the development of the needle industry which flourished in the area from the 17th Century. During the 19th Century steam powered mills were built to produce needles, fishing hooks and fishing tackle which contributed much to the prosperity of the village during the 19th and 20th centuries. The best known local landmark is Studley Castle, a 19th century manor house, designed in the Gothic Revival style and now a successful hotel.

Situated within easy reach of Stratford-Upon-Avon, Redditch and Birmingham, Studley also benefits from its proximity to the Warwickshire and Worcestershire countryside as well as many local amenities. These include 2 supermarkets, Post Office, bakeries and butchers. It also benefits from highly rated primary and secondary schools, churches of different denominations, a well-equipped village hall, doctors, vets and dentists. All of these factors alongside a diverse range of residential properties continue to make Studley a desirable area to live.

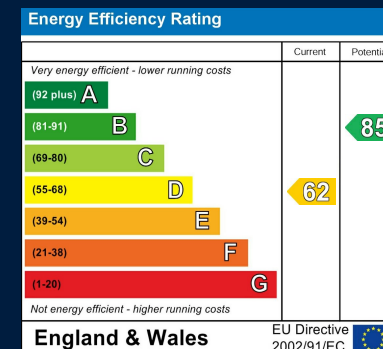
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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