



43 St. Kenelms Road  
Halesowen,  
West Midlands B62 0NU

*Offers In The Region Of £285,000*

*...doing things differently*



Lex Allan Grove are offering for sale a three bedroomed semi detached property situated in the heart of Romsley. This property is located at the foot of the ever popular National Trust Clent Hills this property has the benefit of those wishing to enjoy outdoor pursuits yet being close to a selection of local motorways and urban civilisation. The property comprises of having entrance hall, two reception rooms, kitchen, brick out building housing w.c. and storage cupboard, three bedrooms and family bathroom. To the outside the property further offers off off road parking, side access to garage and rear garden. If you are looking for a project in a great location look no further! JE V1 31/05/2024.







### **Approach**

Via tarmac driveway, front lawn, plant beds and mature shrubbery, side access to garage, door with glazed inset to entrance hall.

### **Entrance hall**

Stairs to first floor accommodation, double glazed window to side, coving to ceiling.

### **Reception room one 12'9" max 11'1" min x 11'1" max 9'10" min (3.9 max 3.4 min x 3.4 max 3.0 min)**

Double glazed bay window to front, feature gas fire, built in storage cupboards.

### **Reception room two 11'1" max x 10'9" max 9'6" min (3.4 max x 3.3 max 2.9 min)**

Double glazed window to rear, feature gas fire, built in storage cupboards and shelving, opening into kitchen.

### **Kitchen 7'10" x 5'6" (2.4 x 1.7)**

Double glazed window to side, base units, surfaces over, stainless steel sink, drainer, space for cooker, breakfast bar with storage beneath, door to rear brick built outbuilding and w.c.

### **Brick outbuilding**

This building has a storage room and further door to w.c. with low level flush w.c.

### **Garage 14'1" x 7'10" (4.3 x 2.4)**

Pedestrian opening door and two opening doors to front.



### **Workshop 13'1" x 7'2" (4.0 x 2.2)**

Two windows to rear, electric points.

### **First floor landing**

Double glazed window to side, access to loft space, storage cupboards.

### **Bedroom one 13'5" max 11'1" min x 10'9" max 9'10" min (4.1 max 3.4 min x 3.3 max 3.0 min)**

Double glazed bay window to front, picture rail, built in wardrobes.

### **Bedroom two 11'1" x 9'6" max 9'2" min (3.4 x 2.9 max 2.8 min)**

Double glazed window to rear, two built in wardrobes.

### **Bedroom three 6'10" x 5'10" (2.1 x 1.8)**

Double glazed window to front, over head storage cupboards.

### **Bathroom**

Double glazed obscured window to rear, part tiled walls, panelled bath with shower over, pedestal wash hand basin, low level flush w.c., built in storage cupboard.

### **Rear garden**

Slabbed patio area and pathway to rear, lawn with plant bed borders, pond, further plant beds to rear.

### **Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### **Council Tax Banding**

Tax Band is D

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT

added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service