



87 Bromsgrove Road
Nr Halesowen,

Worcestershire B62 0LE

Offers In Excess Of £625,000

...doing things differently

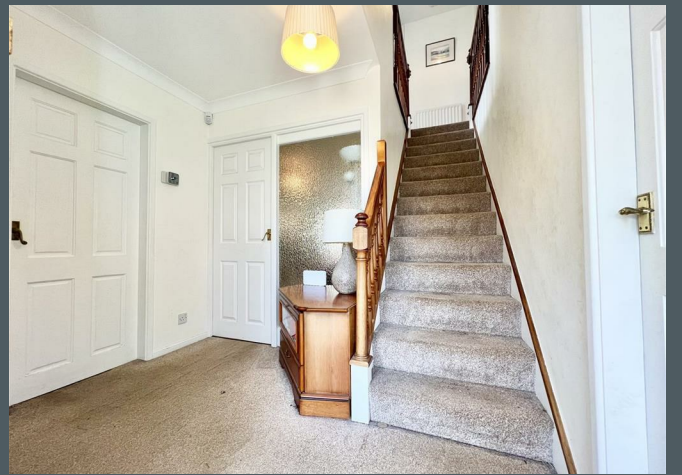


A truly spacious and extended family home located in the highly sought after village of Romsley. This delightful home is situated in the heart of Romsley which is located at the foot of the ever popular National Trust Clent Hills and has the benefit of those wishing to enjoy outdoor pursuits yet being close to a selection of local motorways and urban civilisation. The property is also within the catchment area for Haybridge High School.

The layout in brief comprises of entrance porch, hallway, a front facing office that provides internal access to garage and also to laundry area, ground floor w.c., a truly spacious and open plan lounge and dining area, well proportioned breakfast kitchen with access to utility, further reception room that offers flexible usage. Heading upstairs is a gallery style landing, the extended main bedroom with en-suite, a generous second bedroom also benefitting from additional en-suite shower room, two further good sized double bedrooms and the house bathroom.

Externally the property offers ample off road parking via the block paved driveway, garage access with EV charge point, and a side access to rear. At the rear of the property is a mature garden with decked seating area near to property. AF 13/8/24 V1 EPC=C







Approach

Via block paved driveway offering parking for numerous vehicles, mature shrub borders, access to side attached garage, EV charging point, side access gate to rear. Double glazed front door and glazed inserts leading into:

Entrance hall

Double glazed window to front, central heating radiator.

Office space

Accessed off the hall and offers internal access to garage, access to laundry room, double glazed window to side, ceiling spotlights, central heating radiator.

Laundry room

Double glazed timber framed velux windows, windows to lounge, vinyl stone effect flooring.

Garage

Up and over door, lighting and electrical sockets.

Ground floor w.c.

Double glazed obscured window, ceiling spotlight, storage cupboard, low level w.c., wash hand basin with storage below, splashback tiling, vinyl flooring.











Lounge

Opening into the dining area, ceiling light point, decorative coving, central heating radiator, feature recessed fireplace, double glazed obscured windows to either side, door to breakfast kitchen diner.

Dining area

Double glazed windows to both rear and side, patio door, window to side overlooking rear garden, ceiling light point, central heating radiator, wood effect laminate flooring.

Breakfast kitchen diner

Double glazed window to rear, ceiling spotlights, range of wall and base units with work surface over, electric hob and extractor, ceramic recessed sink with drainer built in to the work top, built in dishwasher, central heating radiator, herringbone wood effect flooring, access to utility room.

Utility room

Base units with work surface over, recessed sink and drainer, tiled splashbacks, patio door to side, double glazed window, ceiling light point, herringbone style flooring.

Additional reception room

Double glazed window to front, ceiling light point, decorative coving, central heating radiator.

First floor landing

Gallery style landing with ceiling light point, loft access hatch, central heating radiator.

Bedroom one

Double glazed window to side and rear, two ceiling light points, ample storage space, central heating radiator access to en-suite.

En-suite shower room

Double glazed obscured window to side, ceiling spotlights, wall mounted extractor, shower cubicle, low level flush w.c., wash hand basin with storage beneath, heated towel radiator, tiled walls and flooring.

Bedroom two

Double glazed window to rear, ceiling light point, central heating radiator, access to en-suite shower room.





GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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En-suite

Obscured double glazed window to side, ceiling spotlights, extractor, shower cubicle with tiled surround, wash hand basin with tiled splashback, low level w.c., wood effect laminate flooring, central heating radiator.

Bedroom three

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom four

Double glazed window to front, ceiling light point, central heating radiator, built in store cupboard/wardrobe.

House bathroom

Double glazed obscured window to side, ceiling spotlights, extractor, bath, separate shower, tiled walls, low level flush w.c., wash hand basin, central heating radiator, tiled flooring.

Rear garden

Decked seating area, side access to front, lawn area with mature shrub borders, block paved area to rear currently housing a shed.

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 F

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.

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

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