



89a Bromsgrove Road  
Romsley,  
West Midlands B62 0LE  
*Asking Price £550,000*

*...doing things differently*





A superbly presented three/four bedroom detached family home having CCTV with four external cameras and sky dish. The property is situated in the popular location of Romsley, close to local amenities including great public houses and restaurants, local stores and fantastic primary school. The property is also within easy reach of junction 3 and 4 of the M5 giving excellent commuter opportunities. DAG 4/1/24 V2 EPC=C



**Lex Allan Grove loves...**  
the location of this family  
home













### Location

Romsley is a small rural village in North Worcestershire situated approximately 3 miles south of Halesowen. When asked to give a description of Romsley for this guide our Lex Allan Grove staff's comments were 'It's really, really popular'. Romsley has an eclectic mix of houses of all shapes and sizes from small bungalows and pretty cottages to substantial country homes, quite literally a house to suit almost anyone. It retains its quite rural charm and yet you can be in Birmingham City Centre within 20-25 minutes and to either junction 3 or junction 4 of the M5 motorway within 10 minutes. The village has its own popular Primary School St Kenelms CE and historically has been in the catchment area of Haybridge High School in Hagley, one of the most oversubscribed schools in the local area and rated 'Outstanding' by Ofsted. Romsley has a small selection of shops but is more well known for Romsley Country Store and Jackie Roberts Saddlery, both excellent equine stores. Two village pubs The Sun and The Swallows Nest both serve food and are popular weekend destinations for people outside the area. Romsley offers easy access to stunning Countryside, and is close to the picturesque Clent Hills a keen favourite for walkers, dog owners, and cyclists.

### Approach

Via driveway with steel security post, sensor lighting, garden area to front, access to garage with electric remote control doors, door leading to porch with further door giving access to:

### Entrance hall

Central heating radiator, inset ceiling light points, wood effect laminate flooring, stairs to first floor accommodation and door to:

### Downstairs w.c.

With w.c., wash hand basin, inset ceiling light points, central heating radiator, double glazed obscured window to front.

















**Reception room one 11'9" x 11'9" (3.6 x 3.6)**

Double glazed window to front, central heating radiator, t.v. point, central heating radiator, inset ceiling light points.

**Open plan lounge and conservatory 9'6" min 12'1" max 8'6" min 16'8" max (2.9 min 3.7 max 2.6 min 5.1 max)**

Wood effect laminate flooring, inset ceiling light points, open plan entrance to conservatory area with double glazed windows and doors leading to garden, two central heating radiators.

**Kitchen 8'10" min 16'0" max x 11'1" (2.7 min 4.9 max x 3.4)**

Double glazed window and door to rear garden, one and a half bowl sink and drainer with mixer tap, five ring cooker with oven, grill and plate warmer, integrated filter hood above, range of high gloss white wall and base units with work surfaces over, integrated dishwasher, integrated fridge/freezer, complementary tiling to splashback areas, central heating radiator, inset ceiling light points, door leading to utility.

**Utility 9'2" x 5'10" (2.8 x 1.8)**

Double glazed window to side, one and a half bowl sink with drainer and mixer tap, matching high gloss wall and base units with work surfaces over, plumbing for automatic washing machine, space for tumble dryer, central heating radiator, inset ceiling light points, part wooden panelling to walls, complementary brick effect tiling to splashback areas.

**First floor landing**

Having airing cupboard, central heating radiator, inset ceiling light points, doors radiating to;

**Bedroom one 12'1" x 10'5" (3.7 x 3.2)**

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

**En-suite**

Double glazed obscured window to rear, pedestal wash hand basin, double shower cubicle, complementary tiling to walls, inset ceiling light points, heated towel radiator.

**Bedroom two 12'1" x 8'10" (3.7 x 2.7)**

Double glazed window to rear, central heating radiator, fitted wardrobe, inset ceiling light points.



## Ground Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



TOTAL AREA = APPROX 122.9 Sq. Metres / 1322.6 Sq. Ft

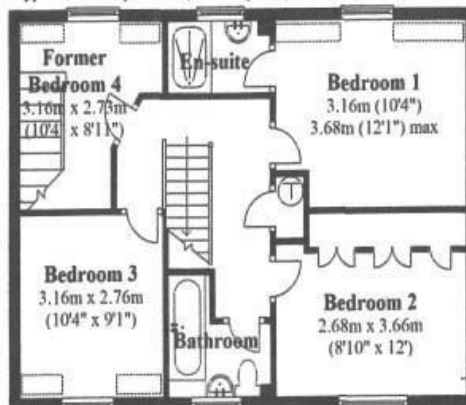
*For illustrative purposes only. Not to scale. Measurements are approximate.*

*Please check all information before making any decisions.*

*This Floorplan was produced by Daniel Raine Ltd.*

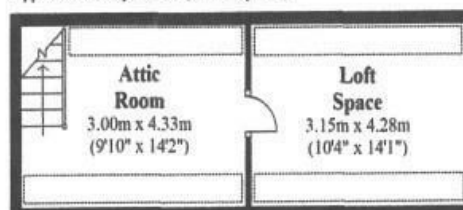
## First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



## Second Floor/ Attic Rooms

Approx. 26.8 sq. metres (288.3 sq. feet)



\* This floor is not counted in the sq. area figures for the property.



**Bedroom three 10'2" x 8'10" (3.1 x 2.7)**

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

**Study/bedroom four 10'5" x 5'6" min 8'10" max (3.2 x 1.7 min 2.7 max)**

Double glazed window to rear, inset ceiling light points, central heating radiator, This room is currently used as a study and has stairs leading to loft room.

**Loft room 14'5" x 9'10" (4.4 x 3.0)**

With stairs from study/bedroom four used for occasional room or hobby room with further door to loft storage and inset ceiling light points.

**Garage 19'0" x 8'2" (5.8 x 2.5)**

Electrically operated up and over door, pedestrian door to garden.

**Garden**

Having block paved patio area, outside tap with wall attached hose pipe, water butt, lighting to rear garden, step to low maintenance astro turf lawn with planted borders, garden shed, pond with lighting and waterfall, fitted storage to side and gate giving access to front.

**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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

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