



# Grove.

FIND YOUR HOME

Pinewood Lodge, Farley Lane, Romsley B62 0LN

Guide Price £1,285,000

# Pinewood Lodge

Located within the beautiful countryside of Romsley, welcome to Pinewood Lodge.

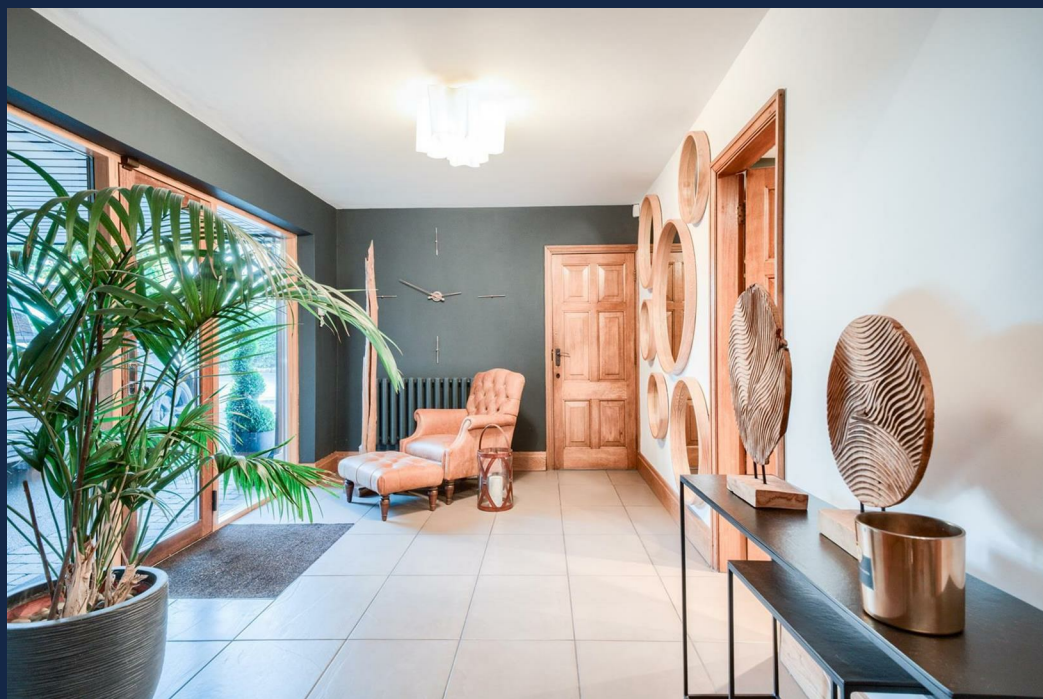
This stunning four bedroom home of distinction has been renovated extensively throughout with key features such as the Brazilian granite worksurfaces in the kitchen and study, the wrap around decked balcony, cinema room and large windows in each room giving ample opportunity to appreciate the far reaching views.

The ground floor comprises a double bedroom with ensuite shower room, cinema room with soundproofing and fully fitted bar, laundry room, garden store and large double garage.

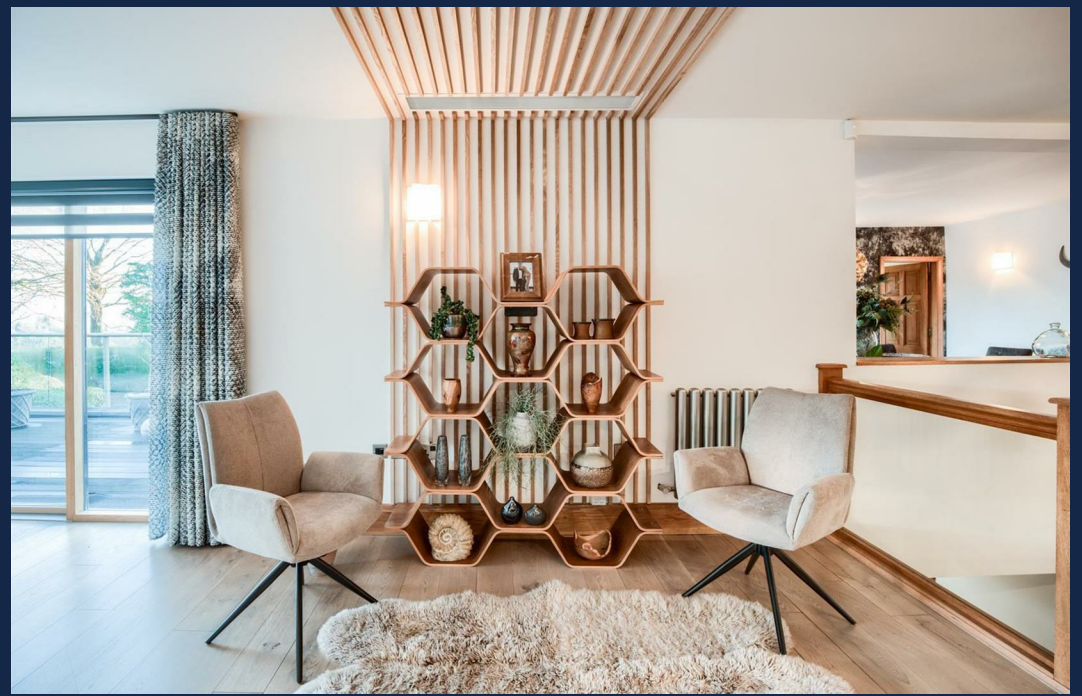
The first floor open plan living space is the real heart of the home- the living room, kitchen and dining area are all wonderfully established spaces yet retain the open plan feel. Following on from the dining area, the internal hallway leadings to a dressing room, bathroom, another double bedroom and through to the master suite with dressing area and ensuite.

Outside you will find a large stone paved patio with ample space for entertaining during the warmer months, two lawned areas and access to the wrap around decked balcony.

Pinewood Lodge is perfect for those looking for a modern family home and the ideal space to host special occasions with friends and family, viewings are highly recommended!







### Approach

Approached via bespoke electric gates through to large tarmac driveway with space for multiple vehicles.

### Entrance Hall

With large double glazing windows and door to front, central heating radiator and tiling to floor. Oak staircase to first floor landing with understairs storage cupboard and doors radiating to:

### Boot Room

With tiling to floor, fitted storage and door through into cinema room.

### Bedroom Two 16'1" x 11'6" (4.9 x 3.5)

With double glazing window to front, central heating radiator and fitted wardrobes for storage with matching vanity desk. Door through to ensuite and cinema room.

### Ensuite

With tiling to floor and walls, floating hand wash basin, w.c. and fitted corner shower cubicle.

### Cinema Room 11'2" x 23'4" (3.4 x 7.1)

With double glazing window to rear, central heating radiator and spotlights overhead. With soundproofing, fitted storage overhead and bar with storage cupboards and champagne sink. Doors radiate to bedroom two and laundry room.

### Laundry Room

With slate tiling to floor.

### Living Room 13'9" x 25'3" (4.2 x 7.7)

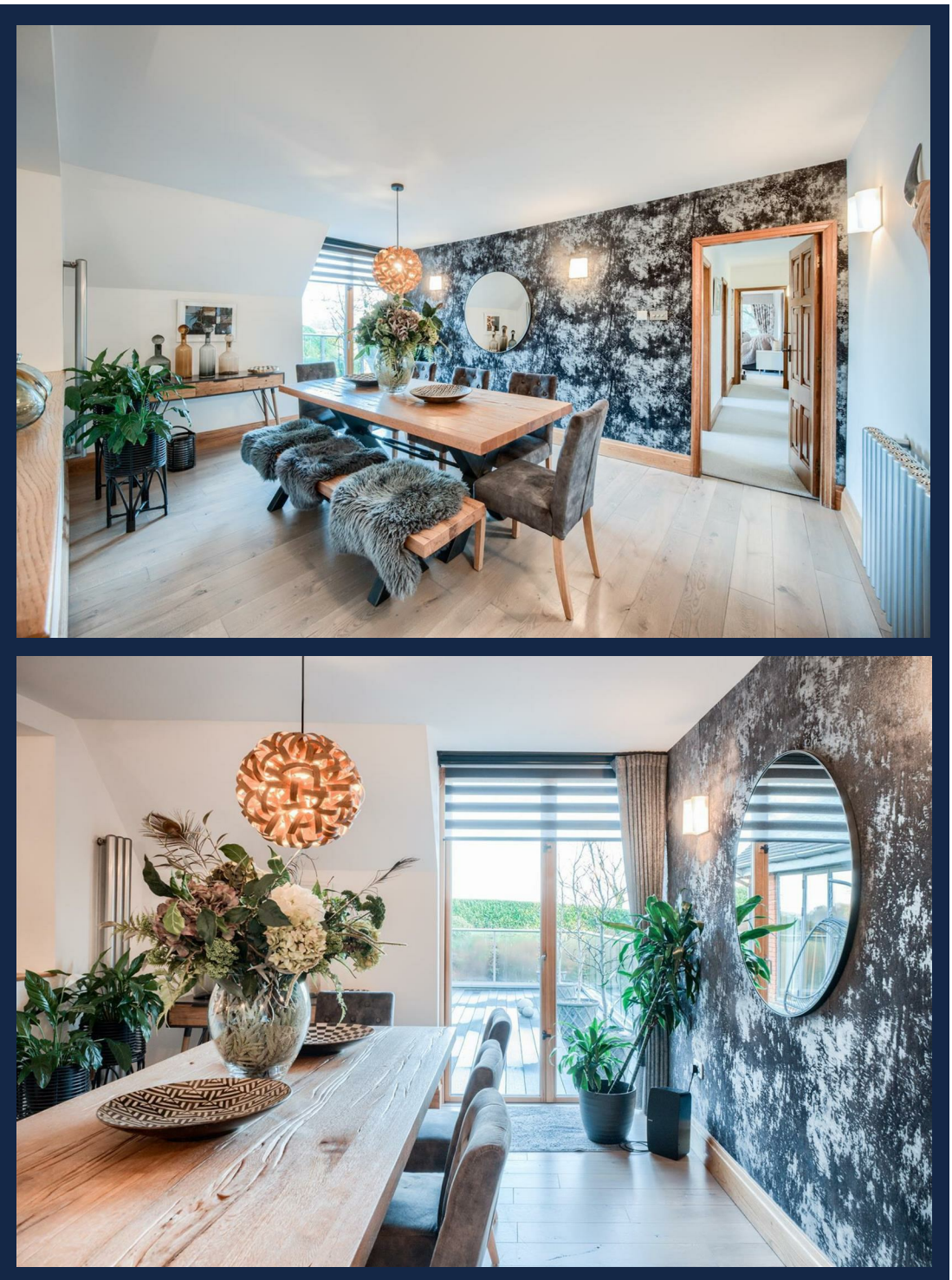
With large dual aspect windows surrounding and doors out to balcony, three central heating radiators and oak wood flooring throughout. Fitted media centre with storage unit and space for an 85 inch tv, feature open fire with log burner, air conditioning unit and remote controlled blinds to all windows.

### Kitchen 22'0" x 13'9" (6.7 x 4.2)

With double glazing windows to rear and door out to patio, oversized tiling to floor and remote controlled blinds. Featuring a variety of fitted wall and base units with push close doors, Brazilian granite worktops, splashbacks and matching island with pop up sockets, led mood lighting and champagne sink with tap. Two Franke stainless steel sinks and various integrated Siemens appliances such as two ovens, combination oven microwave, full height fridge, separate freezer and electric hob with built in extractor fan. 36 bottle wine fridge and two built in larder cupboards with pull out drawers and recess for 50 inch tv.

### Dining Area 16'1" x 11'6" (4.9 x 3.5)

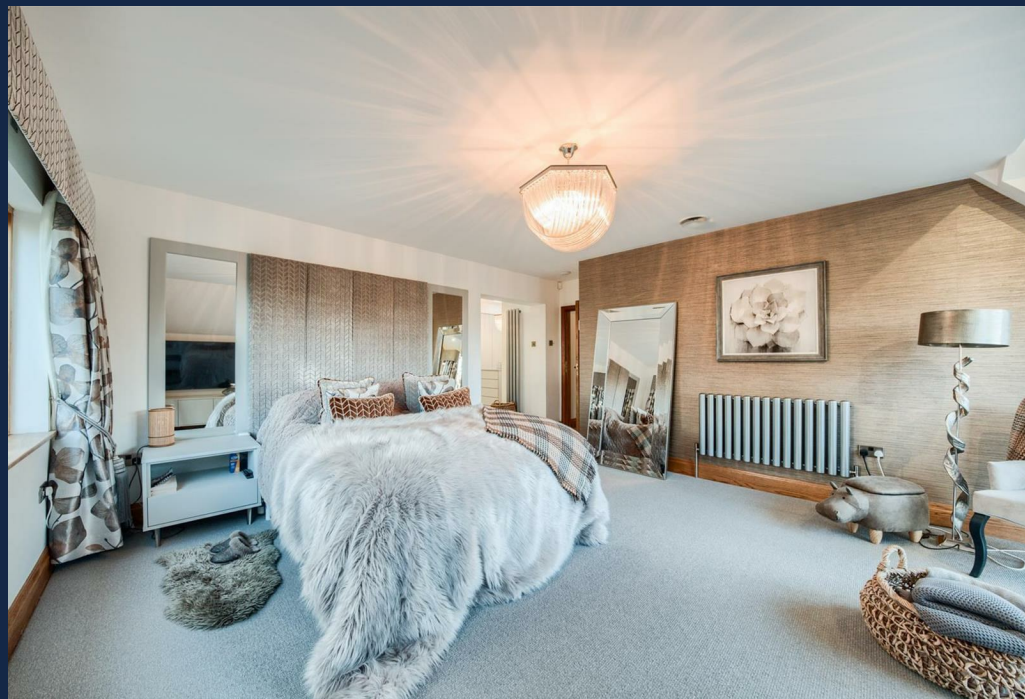
With doors out to balcony, central heating radiator and oak wood flooring. Remote controlled blinds and doors leading to further bedrooms, dressing room and bathroom.















#### Study/Bedroom Five 11'6" x 13'9" (3.5 x 4.2)

With double glazing window to rear, central heating radiator and oak wood flooring. Fitted bookcases and desk with Brazilian granite top, pop up charging sockets and remote control blinds.

#### Utility

With double glazing window and door to rear, fitted wall and base units with Ceaser stone worktop over and one and half bowl stainless steel sink. Space and plumbing for white goods and full height storage cupboard with integrated Bosch fridge and freezer. Access to loft via hatch with pull down ladder.

#### Shower Room

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor, half walls and shower cubicle. Fitted sink, w.c., shower cubicle and storage cupboard.

#### Bedroom Three 11'2" x 17'1" (3.4 x 5.2)

With two double glazing windows to rear, two Velux skylights to rear, central heating radiator and ample fitted wardrobes with led lighting and tv media wall within the cabinets.

#### Bathroom

With double glazing window to front, chrome heated towel radiator and tiling to floor and walls. W.c., fitted sink, large shower cubicle and bath with hand held shower.

#### Dressing Room/ Bedroom Four 12'6" x 13'5" (3.8 x 4.1)

With double glazing window and door out to Juliet balcony, central heating radiator and ample fitted storage with wardrobes, drawers, island and matching vanity desk with mirror, led lighting and glass display shelves.

#### Main Bedroom 18'1" x 14'9" (5.5 x 4.5)

With dual aspect double glazing windows to front and side, central heating radiator and two air conditioning vents. Opening through into dressing area and door to ensuite.

#### Dressing Area 10'10" x 15'9" (3.3 x 4.8)

With double glazing window to rear, two Velux skylights, central heating radiator and fitted wardrobes with drawers and matching island unit.

#### Ensuite.

With obscured double glazing window to side, Velux skylight, two chrome heated towel rails and tiling to walls and floor with underfloor heating. Two pedestal sinks, w.c., bidet, walk in glass shower cubicle with power shower and freestanding bath with hand held shower attachment.

#### Garden Store 11'2" x 14'9" (3.4 x 4.5)

With garage door to side, lighting overhead and electricity points.

#### Double Garage 16'1" x 21'0" (4.9 x 6.4)

With solid wood doors, lighting overhead and electricity points.

#### Garden

With large stone paved patio area leading to lawn with steps up to an outdoor pod and linking round to the decked wrap-around balcony. Second lawn area enclosed with fencing overlooking the neighbouring fields, mature planter beds and established borders with hedging.

#### 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.



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#### Council Tax Band

The council tax band is G.

#### 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.



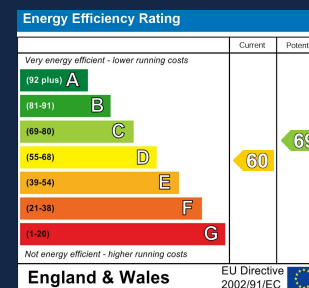
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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