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Hillside Cottage Rumbow Lane, Romsley B62 0LX
Price Guide £755,000

Home with a view

HILLSIDE COTTAGE NESTLES AT THE FOOT OF THE BEAUTIFUL NATIONAL TRUST WALTON HILL AND OCCUPIES AN ELEVATED POSITION WITH FAR-REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE. This idyllic setting offers buyers the perfect base for those wishing to enjoy the obvious benefits of rural life with some of the best walks Worcestershire has to offer and the ever popular National Trust Clent Hills is on your doorstep, yet the home is within easy reach of urban civilisation with the popular villages of Clent and Belbroughton nearby and the vibrant village of Hagley on your doorstep with convenient shops, restaurants and public houses. Hagley train station also gives commuters excellent opportunities to commute to Birmingham, Worcester and beyond. The M5 junction 4 is also within easy drive. The property benefits from superfast fibre and an alarm system which includes sensors in all downstairs rooms, video cctv covering the driveway which is recorded onto a hard drive, sensor flood lighting on the drive and video entry phone system for the gate on the lane.



Grove loves...



Approach

Via electrically operated gates with video security phone system. The front path, patio and terrace with picket fence separates the terrace from the garden and overlooks beautifully manicured gardens and grounds and gives access in turn to hall and utility room.

Hallway

Wooden oak flooring with doors radiating to:

Lounge 23'11" x 11'8" max 7'10" min (7.29 x 3.56 max 2.39 min)

Double glazed bay window to front and side with front aspect benefiting from far reaching countryside views, oak flooring, feature stone fireplace and hearth with log burning stove.

Dining Room 12'0" x 12'9" (3.66 x 3.89)

Double glazed bay window to front, French doors to side giving access to the terrace, oak flooring, inset ceiling light points, open plan entrance to kitchen area.

Kitchen Area 14'9" x 8'2" max 6'9" min (4.50 x 2.49 max 2.06 min)

Double glazed window to side, sink with mixer tap, range of light grey wall and base units with stunning varnished wood work surfaces over, large pan drawers, integrated Bosch dishwasher, Neff induction hob and filter hood, further integrated Neff microwave, double oven and grill, integrated AEG fridge freezer, display cabinet, oak flooring and access to inner hall.

Inner Hall

Having central heating radiator, oak stairs lead to first floor accommodation, door to:

Downstairs W.C.

With double glazed obscured window to side, w.c./bidet, Worcester Bosch LPG fired central heating boiler, wash hand basin with mixer tap, heated towel rail, oak flooring.

Utility Room 5'6" x 10'5" (1.68 x 3.18)

Useful room to bring in the dogs after that long walk. Double glazed window to side, range of light grey wall and base units with composite sink and mixer tap, space/plumbing for white goods, central heating radiator, inset ceiling light point.

First Floor Landing

Accessed via oak staircase with double glazed window to front, central heating radiator, doors radiating to:

Master Suite 10'9" x 9'10" min 12'9" max into wardrobe (3.28 x 3.00 min 3.89 max into wardrobe)

This suite has a door which closes it off from the hall having double glazed window to front, central heating radiator, oak flooring, fitted wardrobes, door leading to en-suite bathroom.







En-suite Bathroom

Dual aspect double glazed obscured windows to side, electric underfloor heating, spa bath, separate shower cubicle, w.c./bidet, large double wash hand basin vanity unit with storage beneath, heated towel rail, ornate tiling to walls and floor.

Bedroom Two 8'9" x 13'8" (2.67 x 4.17)

Two double glazed windows to side, oak flooring, inset ceiling light point, central heating radiator.

Bedroom Three 9'10" x 9'1" max 8'5" min (3.00 x 2.77 max 2.57 min)

Double glazed window to front, central heating radiator.

Family Shower Room

Double glazed obscured window to rear, electric underfloor heating, double shower cubicle with glass shower screen and large drench shower head, w.c./bidet, vanity double wash hand basin with storage beneath, heated towel rail, complementary tiling to walls and floor, vanity storage unit.

Rear Garden

Raised main terrace with picket fence overlooking the garden and far reaching views to local countryside, gable steps leading to gravelled pathway with two further terraced seating areas, beautifully manicured flowering plant borders, extensive lawn with fruit trees surrounded by a hawthorn hedgerow and nestled into the side of Walton Hill.

Agents Note

Please note that the land over which the driveway runs belongs to the National Trust and the home

owners have the registered legal right of access. The property has a septic tank, LPG heating and mains water.

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.

Agents Note: We are advised that the driveway of the property is under legal ownership of the National Trust with a right of way over this. (To be verified by Solicitors).

Council Tax Band

The council 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, Grove Properties Group 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



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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.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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