



Grove.

FIND YOUR HOME

Fox Farm, St Kenelms Road, B62 0NE

Guide Price £1,400,000



# Fox Farm

Nestled on the picturesque St Kenelms Road in Romsley, this beautifully renovated house offers an exceptional living experience for families seeking both comfort and style. With four spacious bedrooms and four well-appointed bathrooms, this property is designed to accommodate the needs of modern family life.

As you enter, you are greeted by three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The large kitchen diner is a standout feature, providing ample space for culinary creativity and family gatherings, all while enjoying far-reaching views of the surrounding countryside.

The main bedroom is a true retreat, complete with an ensuite bathroom and a dressing area, ensuring privacy and convenience. Each additional bedroom is generously sized, offering flexibility for family members or guests.

For those with multiple vehicles, the property boasts parking for up to six cars, a rare find that adds to the convenience of this lovely home. The extensive renovations throughout the house ensure that it is not only aesthetically pleasing but also functional and ready for immediate occupancy.

This property is more than just a house; it is a great family home that combines modern living with the charm of its scenic location. Whether you are looking to entertain, relax, or simply enjoy the beauty of your surroundings, this home on St Kenelms Road is sure to impress. Don't miss the opportunity to make this stunning property your own.









## Approach

Approached via electric gated driveway with ample parking and steps up to oak framed porch.

## Entry Hall

With wood flooring throughout, glass and oak stairs to the first floor landing and doors leading to:

Games Room 13'5" max 8'6" min x 18'4" max 3'7" min (4.1 max 2.6 min x 5.6 max 1.1 min)

With large bay window to front, double glazing window to side and wood flooring throughout.

Main Living Room 23'7" max 15'1" min x 19'4" max 7'2" min (7.2 max 4.6 min x 5.9 max 2.2 min)

With two double glazing windows to side and one to rear and wood flooring throughout with underfloor heating. Feature alcove with brick hearth and log burner.

Utility 7'10" max 5'2" min x 11'5" max 3'7" min (2.4 max 1.6 min x 3.5 max 1.1 min )

With double glazing window to side, door to side, tiling to floor and space for white goods.

Pantry 7'10" x 3'7" (2.4 x 1.1)

With tiling to walls and fitted base units with quartz worksurface over.

Kitchen Diner 24'11" max 8'2" min x 25'3" max 7'2" min (7.6 max 2.5 min x 7.7 max 2.2 min)

With dual aspect double glazing windows to sides and rear, bifolds out to rear and tiling to floor with underfloor heating. Featuring various fitted wall and base units with worksurface over and tiling to splashback, Belfast sink with boiler tap and induction hob with extractor fan overhead and brick surround. With various integrated appliances such as dishwasher, wine fridge and AEG cooker and grill along with ample space for both dining furniture and seating. In the dining area there is a bespoke dining table with chairs and bench seating, specifically designed for the space to take advantage of the far reaching views.

Boot Room 8'6" x 8'6" (2.6 x 2.6)

With double glazing window to side, tiling to floor and fitted storage. Doorway leads through to w.c. and further door links through to the hall.

## W.C.

With obscured double glazing window to rear, central heating radiator and tiling to floor and half walls. Low level w.c. and fitted vanity with storage and hand wash basin.

## First Floor Landing

With double glazing window to side, central heating radiator and wood flooring throughout. Doors lead to:













Bedroom One 15'8" max 5'2" min x 25'3" max 18'4" min (4.8 max 1.6 min x 7.7 max 5.6 min )  
With double glazing windows to sides, large floor to ceiling oak framed feature window to rear and two central heating radiators. Wood flooring throughout, large dressing area with lighting overhead and storage and sliding barn style door into ensuite.

Ensuite 10'9" x 7'10" (3.3 x 2.4)

With double glazing window to rear, heated towel radiator, tiling to walls and wood effect tiling to floor with underfloor heating. W.C., hand wash basin, freestanding bath with hand held shower and large shower cubicle with hand held and drench head over.

Bedroom Two 17'8" max 10'5" min x 15'8" max 5'6" min (5.4 max 3.2 min x 4.8 max 1.7 min)

With dual aspect double glazing windows to front and side, central heating radiator and wood flooring throughout. Door leads through into ensuite.

Ensuite 6'10" max 1'11" min x 9'6" max 5'6" min (2.1 max 0.6 min x 2.9 max 1.7 min)

With heated towel rail, tiling to floor and walls, fitted vanity sink, w.c. and shower cubicle with hand held and drench head.

Bedroom Three 11'9" x 10'5" (3.6 x 3.2)

With double glazing window to side, central heating radiator and wood flooring throughout. Access to loft via hatch and door through into ensuite.

Ensuite 8'2" x 3'7" (2.5 x 1.1)

With double glazing window to side, heated towel radiator, tiling to floor and brick effect tiling to wall. Low level w.c., fitted vanity sink and shower cubicle with hand held shower and drench head.

Bedroom Four 15'8" max 14'9" min x 9'6" max 6'10" min (4.8 max 4.5 min x 2.9 max 2.1 min)

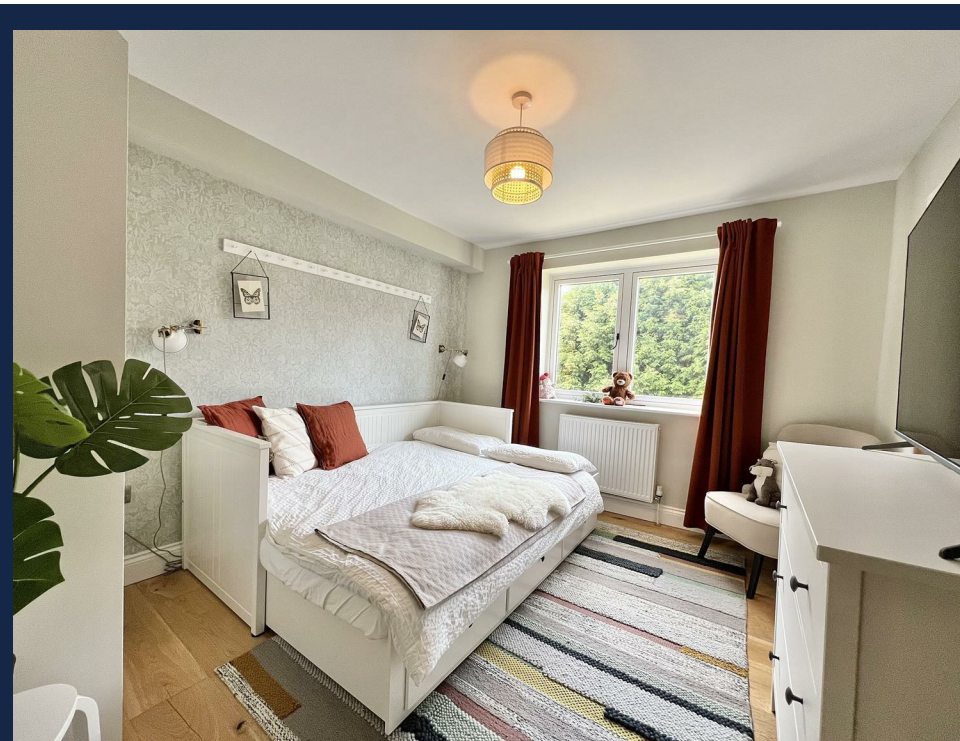
With double glazing window to front, central heating radiator and wood flooring throughout.

Study 17'4" max 6'6" min x 12'9" max 4'3" min (5.3 max 2.0 min x 3.9 max 1.3 min)

With step down from landing, double glazing window to side, central heating radiator, wood flooring and feature original wood beams to walls.

House Bathroom 8'2" x 11'1" (2.5 x 3.4)

With double glazing window to side, heated towel radiator and tiling to half walls and floor with underfloor heating. Low level w.c., vanity sink with storage and electric mirror with shaving point, freestanding Laura Ashley bath with hand held shower and shower cubicle with hand held and drench head.









Annexe - Living Space 14'1" x 19'8" (4.3 x 6.0)

With bifold doors to side, tiling to floor with underfloor heating and stairs to the first floor. Fitted wall and base units with quartz worksurface over and matching island, one and a half bowl stainless steel sink with drainage and four ring induction hob with extractor fan over. There are integrated appliances such as oven, microwave and dishwasher along with further space and plumbing for white goods, ample space for seating furniture and internal door into garage.

Annexe - Loft Room 14'5" max 7'10" min x 15'1" max 11'1" min (4.4 max 2.4 min x 4.6 max 3.4 min)

With three Velux skylights, electric heated radiator and fitted storage. There is space for bedroom furniture and hallway leads to second bedroom and bathroom.

Annexe - Second Bedroom 5'6" x 11'1" (1.7 x 3.4)

With skylight and electric heated radiator.

Annexe - Bathroom 8'10" x 11'1" (2.7 x 3.4)

With skylight, central heating radiator and tiling to floor and walls. With w.c., his and hers sinks, bath with hand held shower and shower with hand held and drench head over.

Garage 14'1" x 20'0" (4.3 x 6.1)

With electric roller garage door, lighting and electric points. There are fitted base units with worksurface over and stainless steel sink with drainage, along with an internal door through into the annexe living space.

Warehouse 28'10" x 44'0" (8.8 x 13.42)

With lighting overhead, electricity points and ample space for storage.

Garden

With steps down from patio area, large lawn overlooking far reaching views and established borders with hedging.

Tenure - Freehold

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.



Grove.

FIND YOUR HOME







Council Tax  
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, Grove Properties Group reserves the right to obtain electronic verification.

#### Referral Fee's

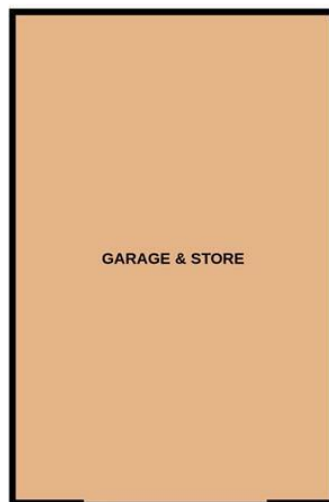
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.



GROUND FLOOR  
2896 sq.ft. (269.0 sq.m.) approx.



1ST FLOOR  
1436 sq.ft. (133.4 sq.m.) approx.



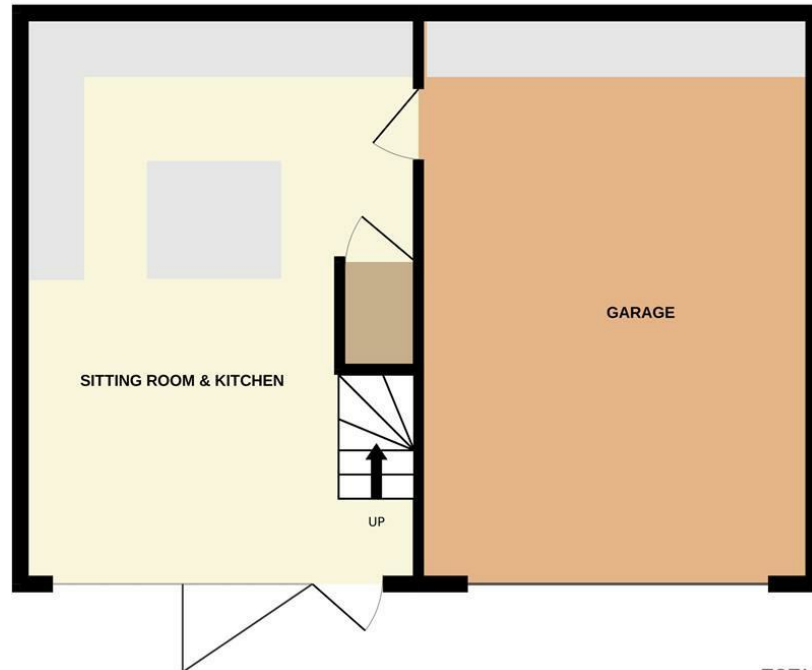
TOTAL FLOOR AREA : 4331 sq.ft. (402.4 sq.m.) approx.

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.

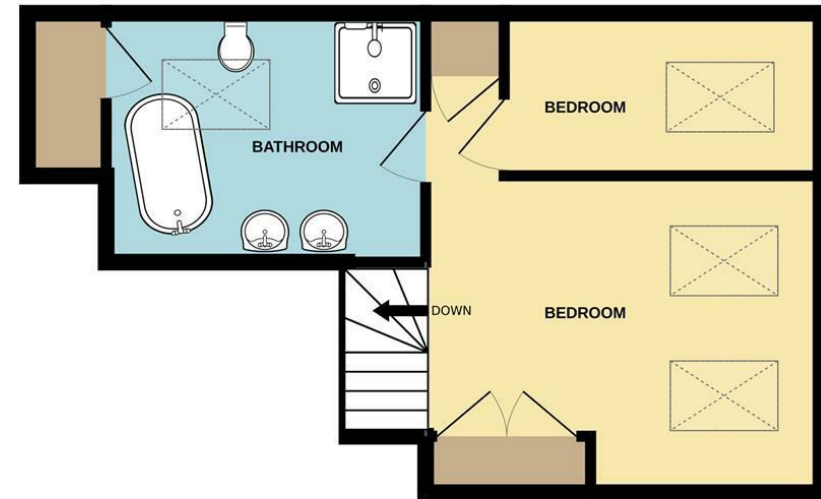
Made with Metropix ©2025



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

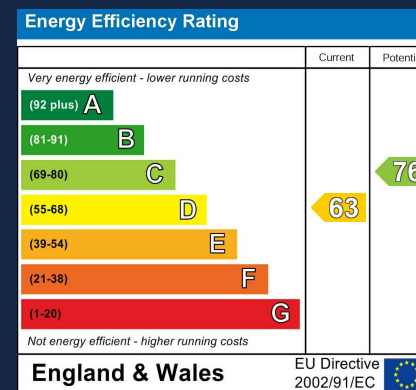
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

**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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group 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 alternations 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.

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

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



# Grove.

FIND YOUR HOME

Hagley  
129 Worcester Road  
Hagley  
DY9 0NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)