

Grove.

FIND YOUR HOME



6 Kenelm Court St. Kenelms Road
Romsley,
Worcestershire
B62 0NT

Offers In The Region Of £295,000



In St. Kenelm Court, off St. Kenelms Road, Romsley, this detached bungalow offers a cul-de-sac location, 2 bedrooms, lounge, easily maintained garden, fast broadband and assistance bars for accessibility. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retirement retreat. The property is within walking distance to a variety of local amenities including a post office, shops and restaurants. As well as close to transport links into local towns.

Upon entering, you are welcomed into a hallway that provides access to the lounge, 2 bedrooms and wet room. The lounge has a door to the kitchen and patio doors to the rear garden. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces.

One of the standout features of this bungalow is the parking provision for two vehicles, a rare find that adds to the convenience of living in this lovely neighbourhood. The property also has an alarm system. The surrounding area is known for its picturesque views and a sense of community, making it an attractive place to call home.

In summary, this detached bungalow on St. Kenelms Road presents an excellent opportunity for those looking to settle in a tranquil setting while still being within reach of local amenities. JH 16.01.25 V2 EPC=D







Approach

Via shared road access leading up to a tarmac driveway offering parking for two cars, stone chipping area to side, slabbed path to side access to garden and up to step giving access to front door.

Entrance hall

Double glazed front door, further doors to two bedrooms, shower room and lounge, decorative coving to ceiling, central heating radiator.

Lounge 11'5" x 15'5" (3.5 x 4.7)

Double glazed French doors to patio area, side panel, central heating radiator, coving to ceiling, feature fireplace, t.v. point.

Kitchen 8'10" x 5'10" (2.7 x 1.8)

Double glazed window to front, central heating radiator, ceiling light point, central heating boiler, complementary matching wall and base units with wooden top surface over, sink with drainer and mixer tap, splashback tiling, double glazed obscured door to side, oven with hob over, space for washing machine, space for fridge.

Bedroom one 8'2" x 11'5" (2.5 x 3.5)

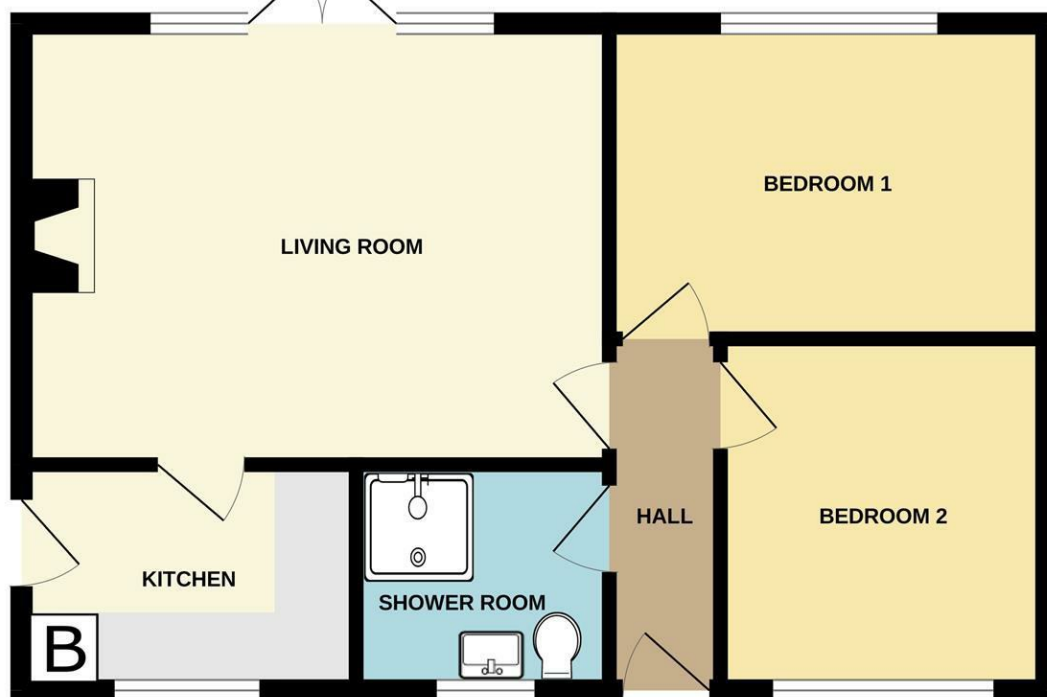
Double glazed window to rear, central heating radiator.

Bedroom two 9'2" x 8'6" (2.8 x 2.6)

Double glazed window to front, central heating radiator, loft hatch access.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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Shower room

Double glazed obscured window to front, complementary tiling to walls, low level flush w.c., vanity wash hand basin with mixer tap, corner electric shower, central heating towel rail.

Garden

Slabbed patio area with raised beds to surrounds, shed with power, side 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 C

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 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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