

Grove.

FIND YOUR HOME



5 Kenelm Court St. Kenelm's Road
Romsley,
Worcestershire
B62 0NT

Offers In The Region Of £310,000



Grove properties are pleased to offer for sale 5 Kenelm Court, off St. Kenelms Road, Romsley being sold with NO UPWARD CHAIN. This detached bungalow offers a cul-de-sac location with two well-proportioned bedrooms. This property is ideal for those seeking a peaceful retirement retreat, 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 shower room. The lounge has a door to the kitchen and door to the conservatory. 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 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 in Kenelm Court, St. Kenelms Road presents an excellent opportunity for those looking to settle in a tranquil setting while still being within reach of local amenities. JE V1

05/09/2025 V1







Approach

Via tarmacadam and pebbled driveway providing off road parking for two vehicles, raised plant and shrub beds, water tap, slabbed pathway leading to side gate access and hand rail to composite front door.

Entrance hall

Spotlights to ceiling, coving to ceiling, central heating radiator, doors leading to lounge, two bedrooms and shower room.

Lounge 15'1" x 11'5" (4.6 x 3.5)

Coving to ceiling, double glazed door to conservatory, two double glazed windows to rear, central heating radiator, feature electric fireplace.

Kitchen 8'6" x 5'10" (2.6 x 1.8)

Double glazed window to front, spotlights to ceiling, range of matching wall and base units, complementary work surface over, tiled splashbacks, electric oven and hob, extractor hood, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge or freezer, cupboard housing central heating boiler, central heating radiator, double glazed obscured door to side.

Bedroom one 11'9" into wardrobes x 8'2" (3.6 into wardrobes x 2.5)

Double glazed window to rear, central heating radiator, spotlights to ceiling, fitted wardrobes, fitted drawers.







GROUND FLOOR



KENELM COURT, ROMSLEY, B62 0NT

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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02025

Bedroom two 9'2" x 8'10" max 6'10" min (2.8 x 2.7 max 2.1 min)
Double glazed window to front, central heating radiator, fitted wardrobes with over head units and access to loft.

Bathroom

Double glazed obscured window to front, shower cubicle, spotlights to ceiling, vertical central heating radiator, w.c., wash hand basin with mixer tap in vanity unit.

Conservatory 11'9" x 7'6" (3.6 x 2.3)

Two central heating radiators, double glazed French doors to rear.

Rear garden

Fence panels to surround, block paved patio area, mature plants and shrubs, garden shed, side gate access to the front and kitchen.

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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.

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 on 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 distance given are approximate only and interior measurements are wall to wall. 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.