

for sale

offers in the region of **£285,000**



## Romsley Hill Grange Farley Lane Romsley Halesowen B62 0LN

A unique and spacious ground floor apartment situated on the sought after exclusive Romsley Hill Grange development in the heart of Romsley. A stunning complex surrounded by countryside with acres of beautiful communal grounds, summerhouse and tennis courts. This development is ideal for those seeking tranquillity with the convenience of motorway links and towns nearby. Perfect for downsizers, this ground floor apartment is located away from the main building and benefits from it's own front door and double garage with parking nearby. Briefly comprising: hallway, large lounge/dining room, fitted breakfast kitchen, two good sized bedrooms and shower room. Current owner is in the process of extending the lease which will come with a share of the freehold which will be finalised on completion.



# Romsley Hill Grange Farley Lane Romsley Halesowen B62 0LN

## Approach

This apartment is situated away from the main building to the right of the development as you go in. Benefitting from a double garage en-bloc with parking, pathway leads to the front of the property which has it's own entrance. Front door opens to hallway

## Hallway

Tiled flooring and doors leading to kitchen and lounge

## Lounge/Dining Room

19' 10" x 12' ( 6.05m x 3.66m )

Three double glazed windows to front elevation, two electric radiators, door to inner hall

## Breakfast Kitchen

15' 8" max x 10' 3" max ( 4.78m max x 3.12m max )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven and microwave, induction hob with glass splashback and cooker hood over, plumbing for washing machine and dishwasher, breakfast bar, tiled flooring, integrated fridge and freezer, double glazed windows to front and rear elevation, electric radiator

## Inner Hall

Storage cupboard and doors leading to:

## Bedroom One

12' 4" x 11' 4" ( 3.76m x 3.45m )

Two double glazed windows to rear elevation, electric radiator, built in wardrobes and dressing table

## Bedroom Two

14' x 12' 10" ( 4.27m x 3.91m )

Double glazed window to rear elevation, electric radiator

## Shower Room

Comprising: shower cubicle, low level w.c, vanity wash hand basin, tiling to walls and floor, electric radiator, double glazed obscured window to rear elevation





## Garage

There is a double garage en-bloc with two up and over doors

## Tenure

The vendor has advised us she is currently in the process of extending the lease by 990 years and this will come with a share of the freehold. This process will complete at the same time as the property for the new buyers, your legal advisor will be able to give you further information

## Communal Grounds

There are acres of well-kept communal grounds with a summerhouse and tennis court

## Agents Note

The vendor of this property is a relative or close associate of a Connells group employee





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
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Property Ref: HSW315826 - 0002

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/HSW315826](http://connells.co.uk/Property/HSW315826)

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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