

for sale

offers over **£275,000**



Romsley Hill Grange Farley Lane Romsley Halesowen B62 0LN

Perfect for downsizers looking for a ground floor apartment in an idyllic countryside location on the exclusive Romsley Hill Grange development. Situated out of the main building with its own entrance and double garage, the property must be viewed to be appreciated. Contact Connells on 0121 550 6465

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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

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315826 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1958.00

Ground Rent: 145.00

view this property online 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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