



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



welcome to

Romsley Hill Grange, Farley Lane, Romsley, Halesowen

****FIRST FLOOR APARTMENT****NO UPWARD CHAIN****TWO GOOD SIZED BEDROOMS****COUNTRYSIDE VIEWS****SPACIOUS THROUGHOUT****LANDSCAPED GROUNDS WITH TENNIS COURTS****GARAGE****VIEWINGS ADVISED****





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

Approach

Located off Farley Lane with tarmacadam driveways, allocated parking spaces and separate garage.

Entrance Hallway

Door to front, double glazed feature window to side, ceiling light, storage heater, airing cupboard and doors to various rooms.

Cloakroom

Double glazed window to side, low level wc, wall mounted wash hand basin with mixer tap, tiling to walls and floor.

Lounge

18' 6" max x 14' 8" into recess (5.64m max x 4.47m into recess)

Double glazed feature windows to front and rear with views over the grounds, ceiling lights and two storage heaters.

Kitchen

12' 4" max x 9' 8" max (3.76m max x 2.95m max)

Double glazed window to front, ceiling light, range of wall and base units, worktops, stainless steel sink/drainers with mixer tap, tiled splashback, electric hob, oven, cooker hood, under surface fridge/freezer, space for washing machine and dishwasher, storage heater and laminate flooring.

Bedroom One

19' 6" max x 14' 1" max (5.94m max x 4.29m max)

Double glazed window to front, ceiling lights, storage heater and a range of fitted wardrobes.

Bedroom Two

15' max x 9' 11" max (4.57m max x 3.02m max)

Double glazed window to front, ceiling light, storage heater and fitted storage cupboards.

Bathroom

Double glazed window to rear, corner bath with shower attachment, corner shower cubicle with glass sliding doors, low level wc, pedestal wash hand basin with mixer tap, bidet, heated towel rail, tiling to walls and floor.

Communal Grounds

Picturesque, well maintained, landscaped gardens surrounded by countryside, access to communal tennis courts and countryside walks.

Agents Notes

The Council Tax Band is E. The length of the lease is 999 years from and including 24th June 1982. We are informed the annual service charge is £2421.88.



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- FIRST FLOOR APARTMENT
- STUNNING VIEWS
- SPACIOUS THROUGHOUT
- GARAGE
- TENNIS COURTS WITHIN THE DEVELOPMENT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 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.

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAG105522 - 0004

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