



**Dark Lane, Romsley, Halesowen, B62 0PJ**

**welcome to**

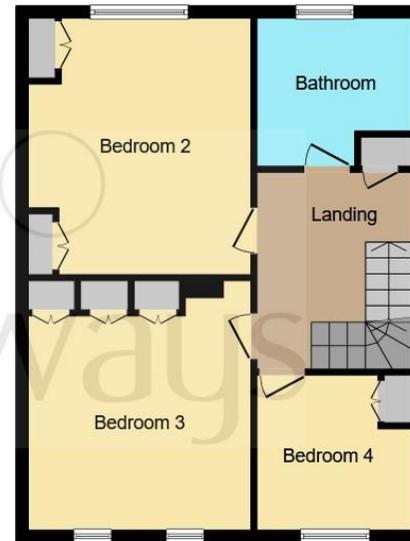
**Dark Lane, Romsley, Halesowen**

NO UPWARD CHAIN\*\*\*\*FOUR BEDROOM SEMI-DETACHED PROPERTY\*\*\*\*WALKABLE DISTANCE TO VILLAGE AMENITIES\*\*\*\*CATCHMENT FOR HAYBRIDGE HIGH SCHOOL\*\*\*\*VIEWINGS ADVISED\*\*\*\*

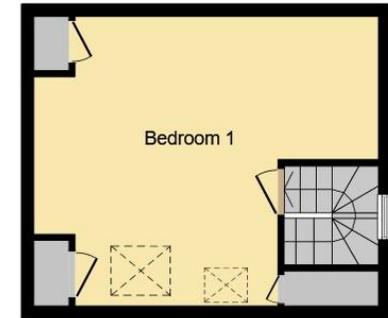




**Ground Floor**



**First Floor**



**Second Floor**

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)

### **Approach**

Tarmacadam driveway with parking for three plus cars, low feature front wall, mature trees and shrubs surround the borders.

### **Entrance Porch**

Double glazed door to front with side window, ceiling light, tiled floor and step upto front door.

### **Hallway**

Double glazed window to front, wall lights, central staircase to first floor accommodation, underfloor heating and tiled floor.

### **Downstairs Cloakroom**

Low level wc, wall mounted wash hand basin with mixer tap, underfloor heating and tiled floor.

### **Lounge**

14' 8" max into bay x 10' 8" max ( 4.47m max into bay x 3.25m max )

Double glazed window to front, ceiling light, wall mounted electric fire, underfloor heating, tiled floor and archway to kitchen/diner.

### **Kitchen/Diner**

19' 8" max x 16' 10" max ( 5.99m max x 5.13m max )

Double glazed patio doors to garden, sky lights, wall lights, range of wall and base units, worktops, stainless steel sink/drainers with mixer tap, Rangemaster cooker, extractor fan, space for dishwasher and American style fridge/freezer, centre island with drawers, storage and seating area, underfloor heating and tiled floor.

### **Utility Room**

9' 2" max x 7' 5" max ( 2.79m max x 2.26m max )

Double glazed window and door to rear, ceiling light, range of base units, worktops, stainless steel sink/drainers with mixer tap, central heating radiator, wall mounted central heating boiler and tiled floor.

### **First Floor Landing**

Double glazed window to side, ceiling light, airing cupboard, stairs to second floor accommodation and doors to various rooms.

### **Bedroom One**

12' 1" max x 13' 2" max ( 3.68m max x 4.01m max )

Double glazed window to rear, ceiling light, central heating radiator and a range of fitted wardrobes.

### **Bedroom Two**

12' max x 11' 1" max to front of wardrobes ( 3.66m max x 3.38m max to front of wardrobes )

Two double glazed windows to front, ceiling light and central heating radiator.

### **Bedroom Three**

8' 5" max x 8' 3" max ( 2.57m max x 2.51m max )

Double glazed window to front, ceiling light, central heating radiator, hanging rails and shelving.

### **Bathroom**

Double glazed window to rear, ceiling spot lights, paneled bath, separate corner shower cubicle with glass doors, low level wc, vanity unit with recessed wash hand basin and mixer tap, heated towel rail, tiling to walls and floor.

### **Second Floor Landing**

Double glazed window to side and ceiling light.

### **Bedroom Four**

14' 5" plus recess x 14' 1" max ( 4.39m plus recess x 4.29m max )

Sky lights, sloped ceiling, central heating radiator and eaves storage.

### **Rear Garden**

Patio area, outside tap, artificial lawn, slate feature borders, mature trees, shrubs and fencing to boundaries.

### **Double Garage**

18' max x 16' 7" max ( 5.49m max x 5.05m max )

Electrically operated up and over doors, ceiling lights, space for washing machine, opening to storage shed area and rear door to garden.

### **Agent Notes**

The Council Tax Band is C. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

## Dark Lane, Romsley, Halesowen

- NO UPWARD CHAIN
- THREE STOREY FAMILY HOME
- FOUR BEDROOMS
- CLOSE TO LOCAL AMENITIES
- 

Tenure: Freehold EPC Rating: E

offers over

**£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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