



Bloore King & Kavanagh

Sales & Lettings



124 Bromsgrove Road
Romsley, B62 0LA

£2,000 PCM

The Property

A beautifully presented three bedroom DETACHED COUNTRY RESIDENCE situated in the peaceful village of Romsley with far reaching countryside views.

This wonderful home has undergone an extensive refurbishment and now features a welcoming entrance hall with WC and store, a separate dining hall with double doors out to the garden, spacious lounge and stunning brand new kitchen breakfast room with separate utility room off. Upstairs there are three good size bedrooms, two with ensuite's and a separate WC.

To the front of the property is a substantial driveway allowing parking for many vehicles and there are extensive gardens to the side and rear.

To the side of the property is a substantial extension currently to be utilised only as a storage room however there is a potential for further development of this room to form a new lounge with further accommodation over (subject to extra rental cost) EPC: D Council Tax: F Available mid July

Location

The property is situated at the edge of the beautiful village of Romsley which nestles at the side of the Clent Hills. This wonderful home has amazing views and is surrounded by beautiful countryside with walks, trails, country pubs and local shops. Romsley is in an enviable position close to Birmingham with easy access to the City and the M5/M6/M42 motorways.

Frontage

To the front of the property is an extensive tarmac driveway providing off road parking for many vehicles.

Open Storm Porch

There is a covered storm porch to the front.

Entrance Hall

3.62m x 2.29m (11'10" x 7'6")

Welcoming entrance hall with storage cupboard and stairs rising to the first floor.

WC

Low level WC and pedestal wash hand basin.

Dining Room / Sitting Room

3.63m x 3.17m (11'10" x 10'4")

With double doors leading to the rear garden and stunning views over the surrounding countryside.

Rear Lobby

Window to the rear overlooking the gardens and views across the open countryside.

Lounge

3.40m x 5.36m (11'1" x 17'7")

Spacious lounge with windows to the front and side.

Kitchen Breakfast Room

3.73m x 5.95m (12'2" x 19'6")

A beautiful brand new fitted kitchen featuring a lovely range of eye and low level units incorporating: 1 1/2 sink and drainer, integrated gas hob with extractor over, and integrated eye level electric oven. There is an integrated fridge freezer and dishwasher. Breakfast bar. Windows to the side and rear and door to the side. Double french doors lead to the rear garden patio area.

Utility Room

3.73m x 1.80m (12'2" x 5'10")

A range of eye and low level units with stainless steel sink and built in washing machine. 'Alpha' boiler. Windows to the front and side.



Landing

Access to loft space.

Bedroom One

3.50m x 3.28m (11'5" x 10'9")

Window to the rear. Door to ensuite.

Ensuite to Bedroom One

2.56m x 1.01m (8'4" x 3'3")

A three piece suite comprising: shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Two

3.44m x 2.68m (11'3" x 8'9")

Window to rear.

Ensuite to Bedroom Two

2.45m x 1.46m (8'0" x 4'9")

A three piece suite comprising: panelled bath with shower over, low level WC and pedestal wash hand basin. Window to the side.

Bedroom Three

2.72m x 2.14m (8'11" x 7'0")

Window to the front.

Side Store

3.56m x 10.66m (11'8" x 34'11")

A substantial store room situated to the side of the property with door to the side and windows to both sides, front and rear.

**This room is a potential for a further development to the property planned by the owners to form a new lounge with a possible further development of a master bedroom/ensuite above. Planning is currently being sought for the second story. Should a tenant be interested in having this further development done during their tenancy (if planning is granted) there would be an upward adjustment in the rent to suit which would be confirmed at the time of the further development)

Gardens

There are substantial grounds to the side and rear of the property. A wonderful patio is situated to the rear overlooking the countryside rear views.

Tenant Information (No P)

Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant
Holding Deposit:

To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

Allowable Fees:

Lost Keys: Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

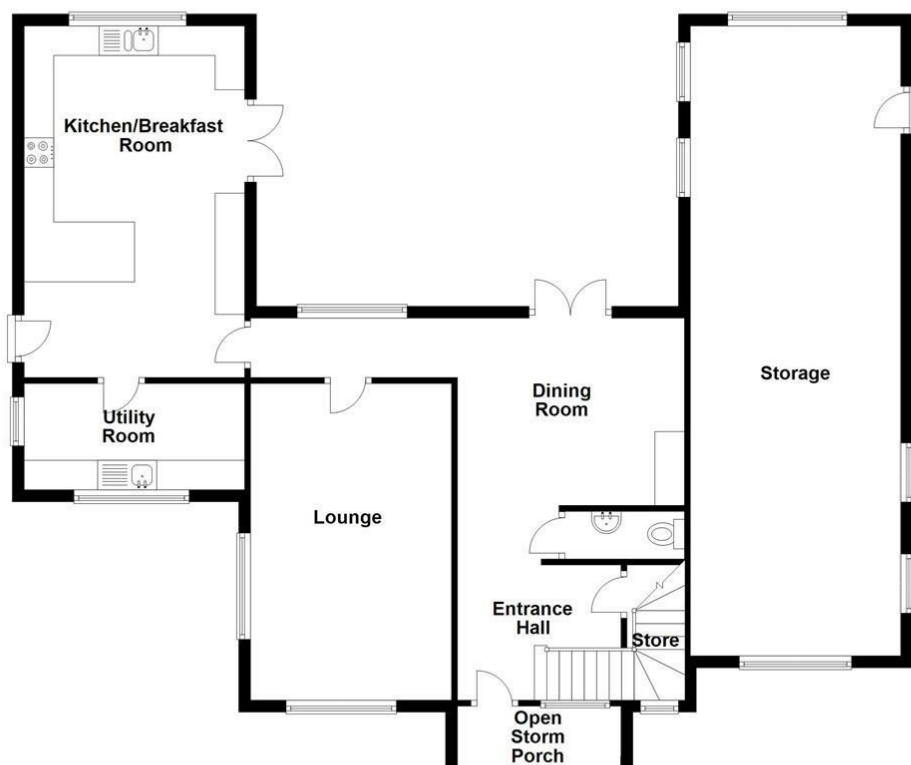
Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

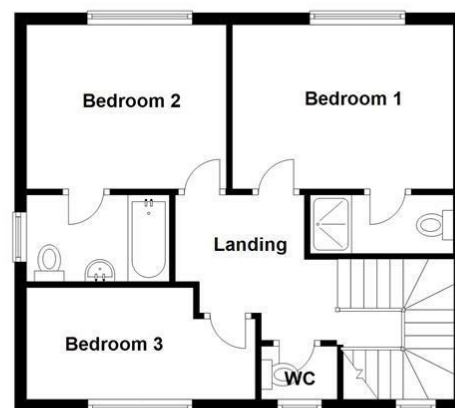
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.



Ground Floor



First Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.