

Grove.

FIND YOUR HOME



75A Bromsgrove Road
Romsley,
Worcestershire
B62 0LE

Offers In Excess Of £400,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A fantastic opportunity for a family to add their own personal touch to a lovely family home nestled in the highly sought after village of Romsley. Bromsgrove Road is well placed for access to local shops and facilities, good local schools and near to an abundance of transport links.

The layout in brief comprises of entrance porch, front inner hallway, dual aspect lounge with feature fireplace, ground floor w.c. and a rear facing kitchen with side access door leading out to rear. The property also offers a rear hallway with second door out to rear and stairs leading to first floor. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, third bedroom and the house bathroom.

Externally the property offers ample off road parking with garage to frontage and a side access gate leading rear. At the rear of the property is a low maintenance mature garden with paved seating area near to property. AF 20/8/26 V2 EPC=C







Approach

Via block paved driveway with access to garage, paved footpath to the side, front lawn with paving stones leading to property, steps leading to front door, gated to side access to rear.

Entrance

Ceiling light point, tiled flooring leading to inner hall.

Inner hall

With ceiling light point, coving to ceiling, under stairs storage, access to downstairs w.c., kitchen and lounge, picture rail, central heating radiator.

Downstairs w.c.

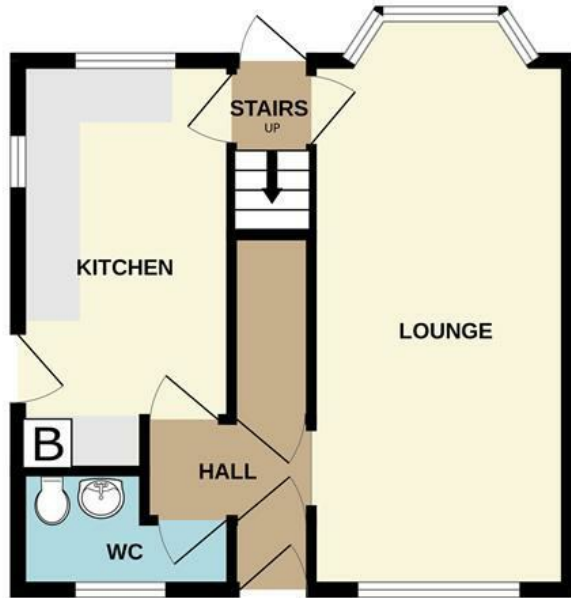
Double glazed window to front, coving to ceiling, ceiling light, central heating radiator, low level w.c., wash hand basin, splashback tiling, wood effect laminate flooring.

Lounge 9'6" x 19'4" min 20'11" max into bay (2.9 x 5.9 min 6.4 max into bay)

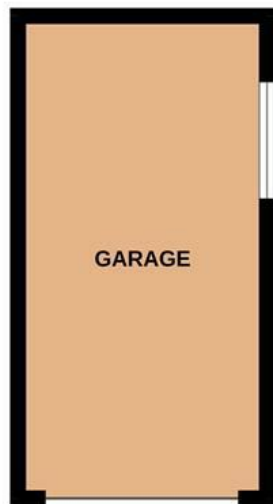
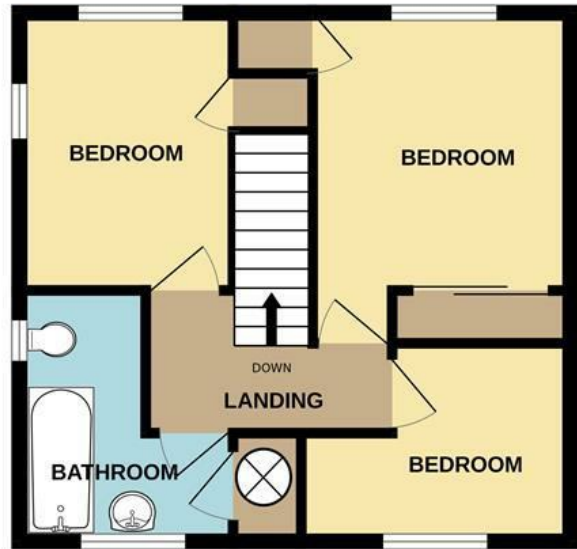
Double glazed bow window to front, double glazed bay window to rear, two ceiling light points, coving to ceiling, feature fireplace, two central heating radiators, door to rear hallway.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kitchen 7'10" x 14'9" (2.4 x 4.5)

Double glazed door to side, double glazed windows to rear, two ceiling light points, coving to ceiling, wall and base units, stone effect work top, sink and drainer, tiled splashbacks, central heating radiator, space for washing machine and dryer, central heating boiler, wood effect laminate flooring, door to rear hallway.

Rear hallway

Double glazed door to rear garden, coving to ceiling, ceiling light point, stairs leading to first floor accommodation.

First floor landing

Access to loft, ceiling light, coving to ceiling, doors to:

Bedroom one 9'6" x 12'1" (2.9 x 3.7)

Double glazed window to rear, coving to ceiling, ceiling light point, central heating radiator, built in wardrobes and storage cupboard.

Bedroom two 7'10" x 10'2" (2.4 x 3.1)

Double glazed window to rear, window to side, ceiling light point, built in cupboard, central heating radiator.

Bedroom three 9'10" max 6'6" min x 7'2" (3.0 max 2.0 min x 2.2)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator.

House bathroom

Double glazed obscured window to front and side, ceiling light point, bath with shower attachment, tiling to walls, wash hand basin, low level flush w.c., wood effect laminate flooring, central heating radiator, cupboard housing the hot water tank.

Rear garden

Paved patio areas, steps leading to garden with mature borders, lawn area, outside tap, side access to front.

Garage 8'2" x 16'8" (2.5 x 5.1)

Up and over door to front, ceiling light point, power, window to side.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is E

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification

of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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