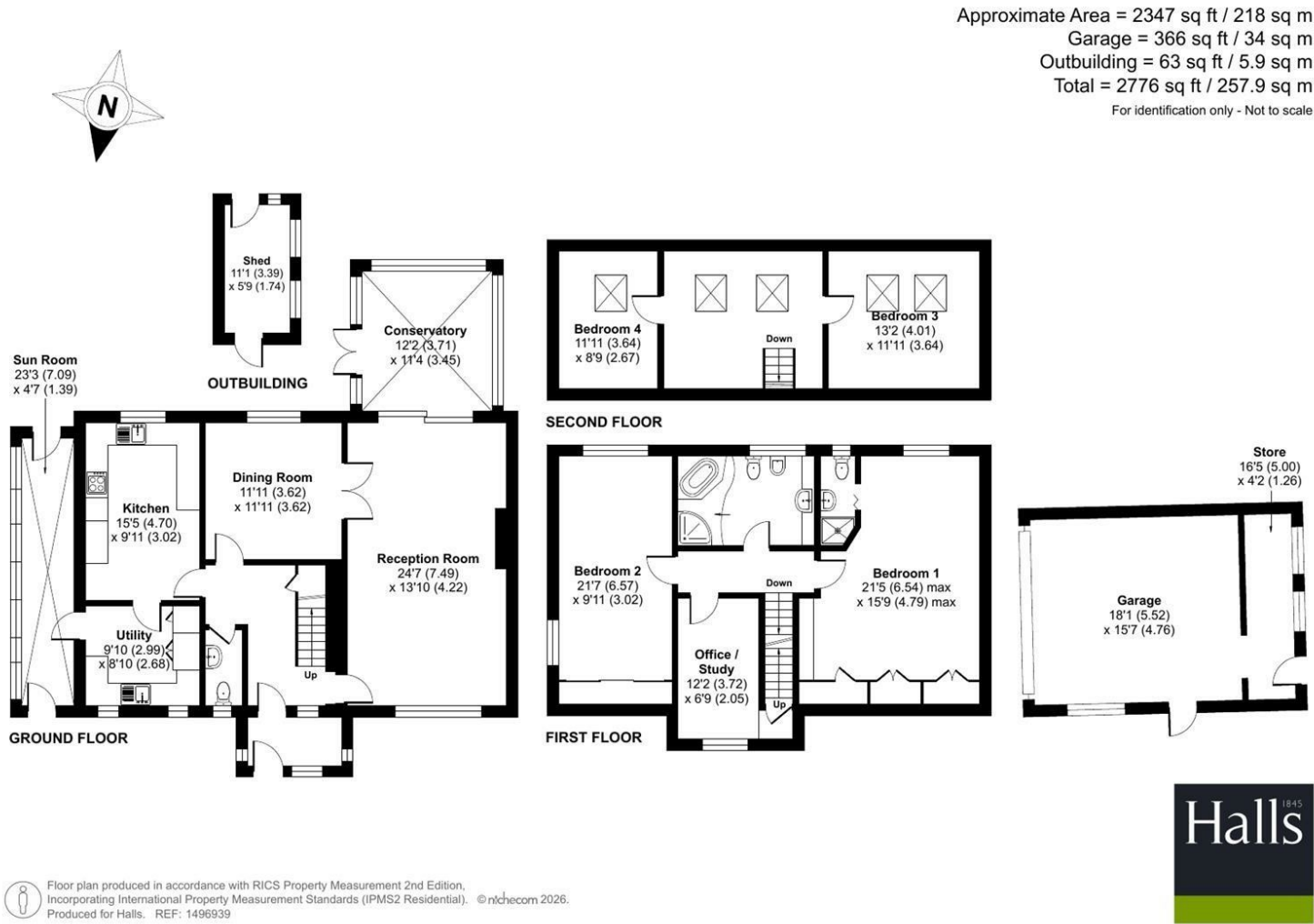


FOR SALE

5 Romsley View, Alveley, Bridgnorth, WV15 6PL



FOR SALE

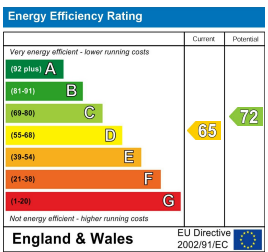
Offers in the region of £540,000

5 Romsley View, Alveley, Bridgnorth, WV15 6PL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An individually designed four-bedroom detached family home offering spacious and versatile accommodation, a substantial detached garage/workshop, generous private gardens and a highly sought-after village setting.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



OnTheMarket.com



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3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Individually designed four-bedroom detached family home
- Three spacious reception rooms including conservatory
- Flexible accommodation extending to approximately 2,776 sq ft including garage and outbuilding
- Large detached garage/workshop with adjoining store
- Generous private gardens and extensive driveway parking
- Popular village location with excellent access to Bridgnorth and Kidderminster

Halls are delighted with instructions to offer Romsley View for sale by Private Treaty.

This impressive detached family home occupies a generous plot within a popular residential cul-de-sac in the well-regarded village of Alveley.

Offering spacious accommodation extending to almost 2,800 square feet including the detached garage and outbuilding, the property provides flexible living spaces ideally suited to modern family life.

SITUATION

Alveley is a popular Shropshire village enjoying an excellent range of local amenities including a primary school, village shop, public houses and recreational facilities, whilst remaining within easy reach of the market towns of Bridgnorth and Kidderminster.

The surrounding countryside provides numerous opportunities for walking, cycling and outdoor pursuits, whilst excellent road links provide convenient access to the wider West Midlands.

W3W
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DIRECTIONS

From the agents office on Franche Road DY11 5AP proceed in a Northerly direction, towards Bridgnorth A442, after approx 6 miles turn left onto Daddlebrook road, then after a short distance turn right into Romsley View.

SCHOOLING

The property is well placed for a range of well-regarded schooling options. Primary education is available at Alveley Primary School, Highley Community Primary School and Upper Arley CofE Primary School. Secondary education is provided by Wolverley CE Secondary School and Sixth Form, with further options including Kinver High School and Sixth Form and Oldbury Wells School. Independent schooling is available within the wider area, including Heathfield Knoll School and Nursery and Bridgnorth Endowed School, offering an excellent choice for families.

PROPERTY

The accommodation is arranged over three levels and includes three excellent reception areas, four bedrooms and two bath/shower rooms.

Externally, the property enjoys extensive private parking, beautifully maintained gardens and a substantial detached garage with adjoining store, offering excellent versatility for storage, hobbies or workshop space.

The property combines generous proportions, practical family accommodation and an excellent village location, making it an ideal home for buyers seeking space both inside and out.

The property is approached through a welcoming entrance hall giving access to the principal reception accommodation.

The spacious living room enjoys excellent natural light from the front elevation and provides an attractive setting for everyday family living, the conservatory adjoins which overlooks the rear garden and provides an enjoyable additional reception area throughout the year.

A separate dining room offers an ideal space for formal entertaining.

The kitchen is fitted with an extensive range of solid wood units providing generous worktop space and ample storage together with space for informal dining.

A useful utility room offers additional storage and laundry facilities with external access.

The sun room is located off the utility room and the downstairs cloakroom is situated off the hallway.

The overall layout provides considerable flexibility and would suit growing families or those requiring space for home working or multi-generational living.

To the first floor are two bedrooms together with the family bathroom and separate shower room.

A further staircase rises to the second floor where two further bedrooms are offering ideal guest accommodation or teenage bedroom, enjoying excellent proportions and useful eaves storage.

OUTSIDE

The property occupies a generous plot with attractive, well-maintained gardens to both the front and rear.

To the front, a large block-paved driveway provides ample off-road parking for numerous vehicles and the substantial detached garage also has parking in front of it.

The rear garden is predominantly laid to lawn and enjoys an excellent degree of privacy, bordered by mature hedging and established planting. A generous paved seating area provides an ideal space for outdoor entertaining and family gatherings, whilst the enclosed gardens create a safe environment for children and pets.

Particularly noteworthy is the detached garage and adjoining store, offering outstanding storage together with excellent potential for workshop use, hobbies or further adaptation, subject to any necessary consents.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band E on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP