Bloore King & Kavanagh
Sales & Lettings









The Nook 86 Dark Lane

Halesowen, B62 0PJ

Offers Over £625,000

The Property
A deceptively large fully renovated and VERY WELL EXTENDED three bedroom (with upstairs office/nursery) property situated in a wonderful position on Dark Lane in Romsley.

Briefly comprising welcoming entrance hall with two double bedrooms at the front with a main house bathroom. To the rear of the property is a simply fabulous extended lounge overlooking the large garden. A brand new fitted kitchen breakfast room and further utility room to the rear.

To the first floor is a simply wonderful master suite, shower room and a further room which would be perfect as a walk in wardrobe, dressing room or nursery.

To the front is a large tarmac driveway providing off road parking for several vehicles with hardstanding to the side and gated access to the rear garden. To the rear is a large garden laid to lawn with patio area.
EPC: C // Council Tax Band: TBC

Location
The property is set in the peaceful village of Romsley which nestles at the side of the Clent Hills 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.

Storm Porch
Open storm porch to the front of the property.

Entrance Hall
Stairs to first floor and doors to ground floor rooms.

Lounge
5.16m x 7.22m narrows to 3.29m (16'11" x 23'8" narrows to 10'9")
Wonderful extended L Shaped Lounge with Multiple windows and French doors lead to the garden patio. A fabulous ceiling roof lantern bring a wonderful amount of light to the room.

Kitchen Breakfast Room
4.6m x 3.44m (15'1" x 11'3")
Brand new fitted kitchen featuring a beautiful range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with extractor over, integrated oven, dishwasher and fridge freezer. Door to Utility. Window to the side.

Utility Room
2.02m x 3.75m (6'7" x 12'3")
Window to side and door to rear lobby.
Countertop with sink and drainer, built in washing machine.

Rear Lobby
2.24m x 0.82m (7'4" x 2'8")
Door leads to the garden.

Bedroom Two
3.15m x 3.57m (10'4" x 11'8")
Window to front.

Bedroom Three
3.24m x 3.55m (10'7" x 11'7")
Window to front and side

Bathroom
2.57m x 1.75m (8'5" x 5'8")
A brand new fitted three piece suite comprising: panelled bath with shower over, low level WC and vanity unit wash hand basin. Chrome heated towel rail.









Landing
3.33m x 1.95m (10'11" x 6'4")
Door to Master Bedroom, shower room and Bedroom Four/Nursery/study

Master Bedroom
4.32m x 5.28m (14'2" x 17'3")
A wonderfully spacious master bedroom featuring two Velux windows to front and also two to the rear.

Shower Room
3.17m x 1.67m (10'4" x 5'5")
Velux window to rear. Brand new fitted shower room suite comprising: Fully tiled shower cubicle, pedestal wash hand basin and pedestal wash hand basin. Heated towel rail.

Nursery/Study/Walk in Wardrobe
1.72m x 1.42m (5'7" x 4'7")
Velux to front. A very useful room which could be utilised as a walk in wardrobe, study or nursery.

Outside
FRONT: Large tarmacadam driveway providing off road parking for several vehicles.

SIDE: Hardstanding side pathway leads to gated access to the rear garden.

REAR: Large garden laid to lawn with patio area.

Brochure Declaration
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.

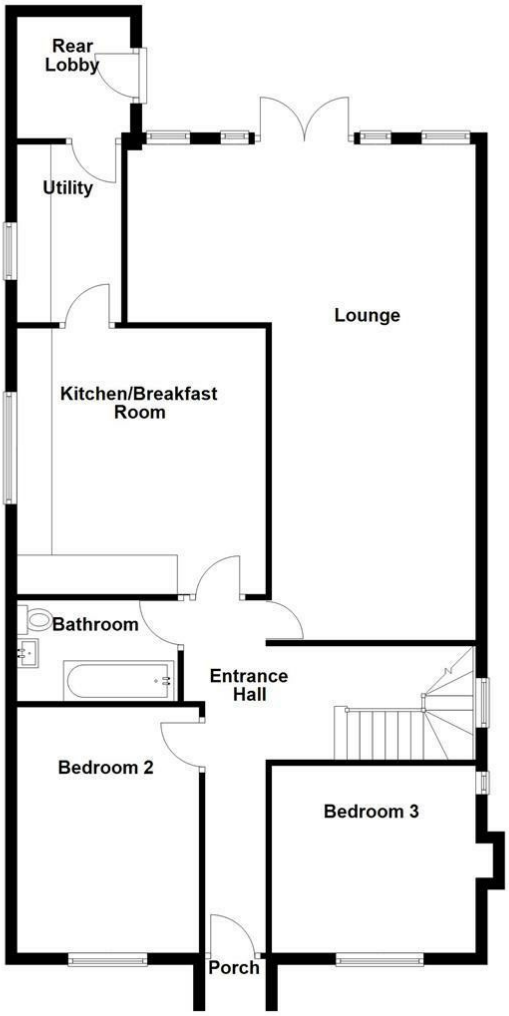




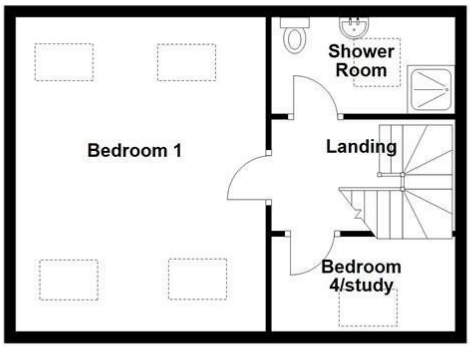




Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements