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61 Dark Lane, Romsley, B62 0PL

Guide Price £759,000

61 Dark Lane

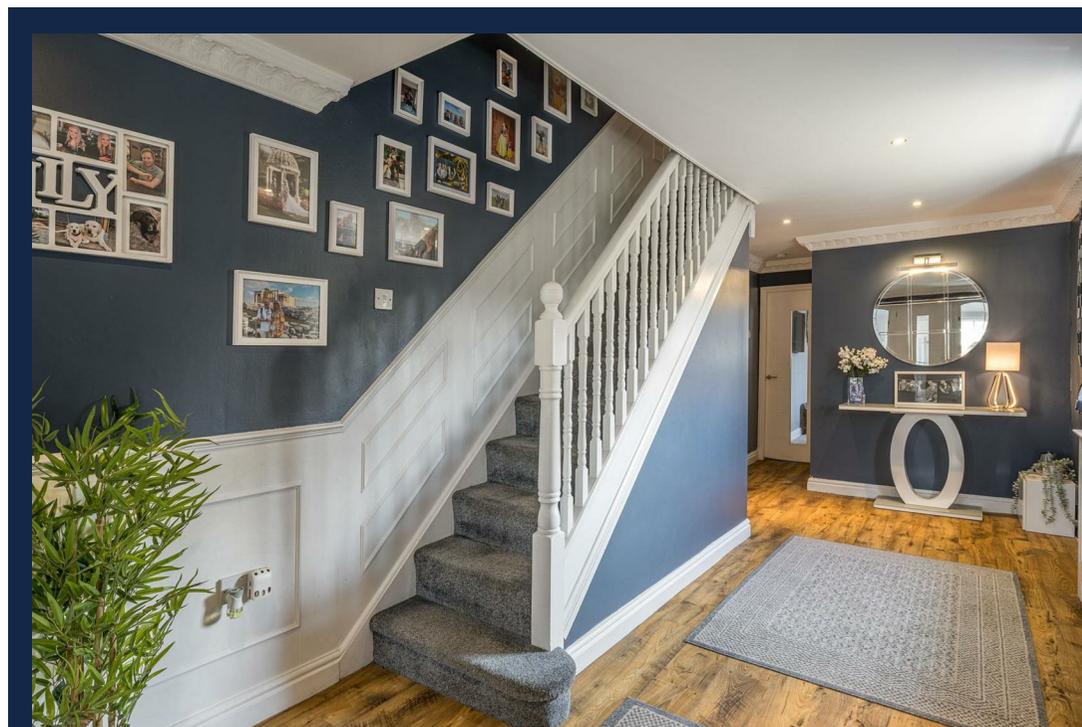
Located on the popular Dark Lane in Romsley, this wonderful four bedroom detached home is ideal for families of all sizes. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, making it an ideal home for families or those who enjoy hosting guests.

The house boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout. Additionally, there are two bathrooms, providing convenience and comfort for all residents.

The standout feature of this home is the outdoor space, the large patio with fully equipped bar area and hot tub is the ideal entertaining area for hosting family and friends and the expansive lawn is a perfect secure place for children to play.

This property is not just a house; it is a home where memories can be made. The surrounding area of Romsley is known for its picturesque scenery and community spirit, making it a desirable location for those seeking a peaceful yet connected lifestyle. With local amenities such as various eateries, village shop with post office, butchers, schooling at primary school level and transport links nearby, this home offers both tranquillity and accessibility.

In summary, this house on Dark Lane is a wonderful opportunity for anyone looking to settle in a beautiful part of Romsley. With its generous living spaces, multiple bedrooms, and modern bathrooms, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this charming property your own.







Approach

Approached via large gated driveway with ample space for multiple cars. Steps up leads to the porch.

Porch

With double glazing windows surrounding, wood flooring and door through into the entry hall.

Entry Hall

With double glazing window to side, two central heating radiators and wood flooring throughout. Stairs lead to the first floor landing with understairs storage cupboard and doors lead to:

Study 10'2" x 8'6" (3.1 x 2.6)

With double glazing window to side, central heating radiator and wood effect flooring.

W.C.

With tiling to walls, fitted sink, w.c. and house boiler.

Office 11'9" x 10'5" (3.6 x 3.2)

With opening through into the dining room and door through into the utility.

Utility 7'2" x 10'5" (2.2 x 3.2)

With central heating radiator, fitted base units with worksurface over, stainless steel sink and space and plumbing for white goods. Opening leads through into the kitchen diner.

Kitchen Diner 8'10" x 29'10" (2.7 x 9.1)

With two double glazing windows to rear, French doors out to the patio, two central heating radiators and wood effect flooring. Featuring a variety of fitted wall and base units with quartz worksurface over and matching separate breakfast bar. There is a one and half bowl stainless steel sink with drainage and mixer tap, space for a dishwasher, Hoover microwave and large cooker with extractor fan overhead. There is further space and plumbing for a fridge freezer and opening leads through into the dining room.

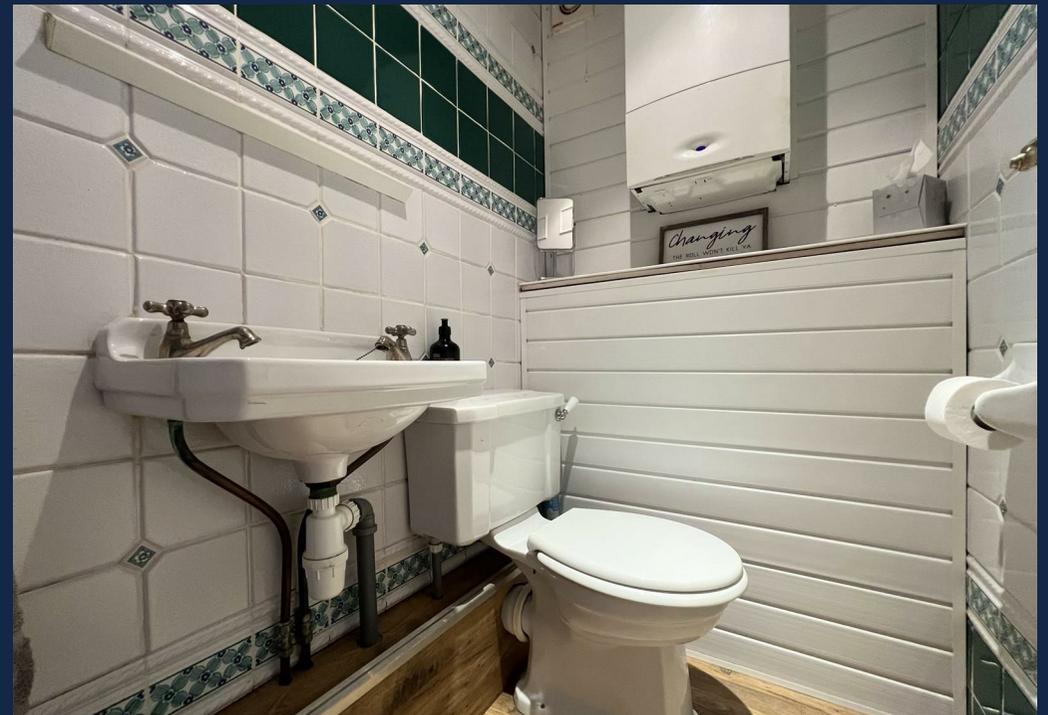
Dining Room 20'0" x 8'10" (6.1 x 2.7)

With obscured double glazing window to side, two central heating radiators and wood flooring throughout. There are feature beams overhead and door leads through into the living room.

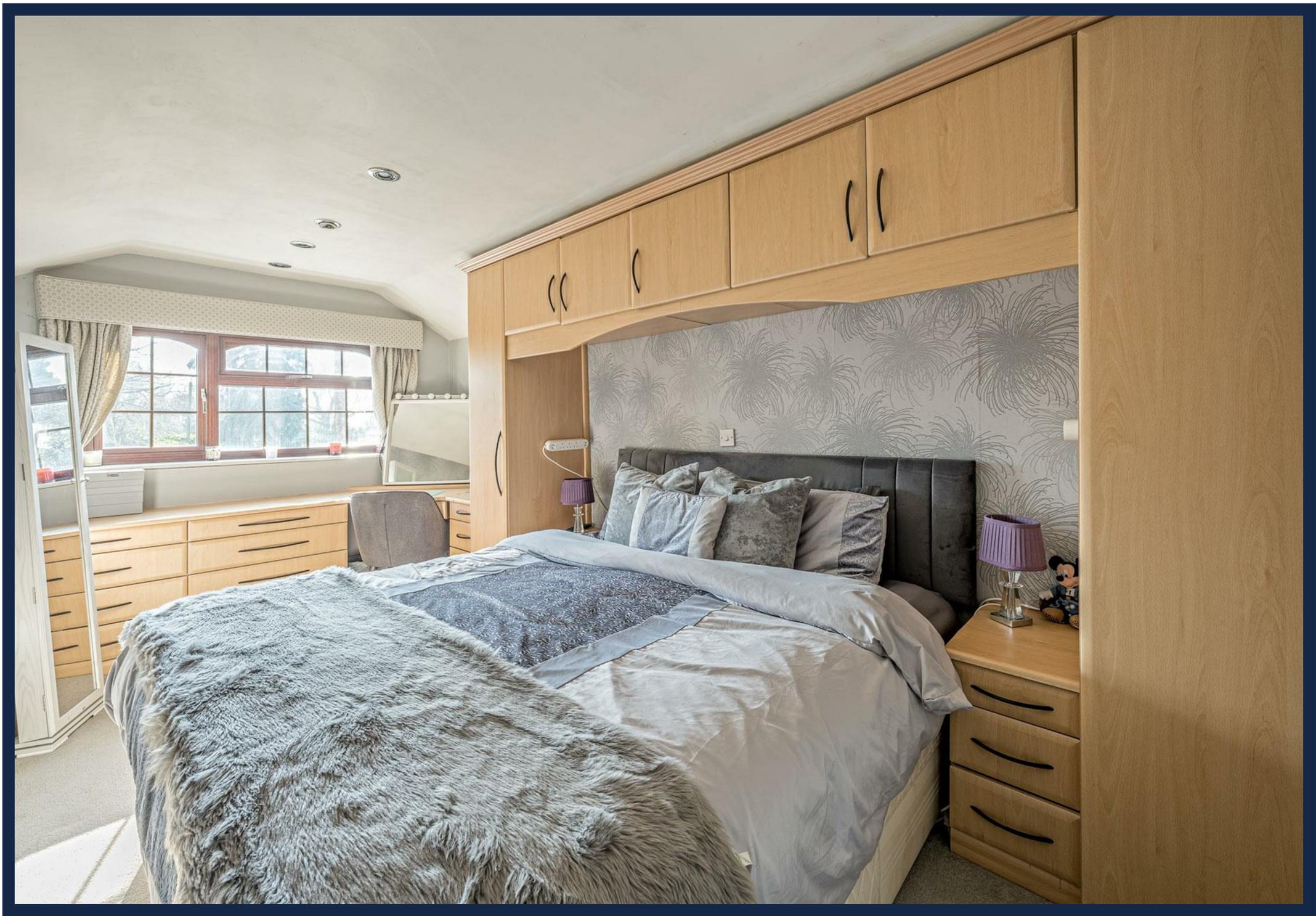


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Living Room 14'1" max 12'1" min x 20'0" max 7'6" min (4.3 max 3.7 min x 6.1 max 2.3 min)

With two double glazing bow windows to front, two central heating radiators and large feature fireplace with granite hearth.

First Floor Landing

With large airing cupboard and doors leading to:

Bedroom One 18'8" max 16'0" min x 8'6" max 3'7" min (5.7 max 4.9 min x 2.6 max 1.1 min)

With double glazing window to rear, central heating radiator and ample fitted wardrobes for storage with both hanging rails and drawers. Door leads through to the ensuite.

Ensuite

With double glazing window to front, central heating radiator and tiling to walls. There is a fitted vanity with hand wash basin, w.c. and shower cubicle.

Bedroom Two 16'0" x 10'2" (4.9 x 3.1)

With double glazing window to rear, central heating radiator, wood effect flooring and fitted wardrobes for storage.

Bedroom Three 16'0" x 9'6" (4.9 x 2.9)

With double glazing window to rear, central heating radiator and wood effect flooring.

Bedroom Four 8'2" max 6'10" min x 12'9" max 5'2" min (2.5 max 2.1 min x 3.9 max 1.6 min)

With double glazing window to front and central heating radiator.

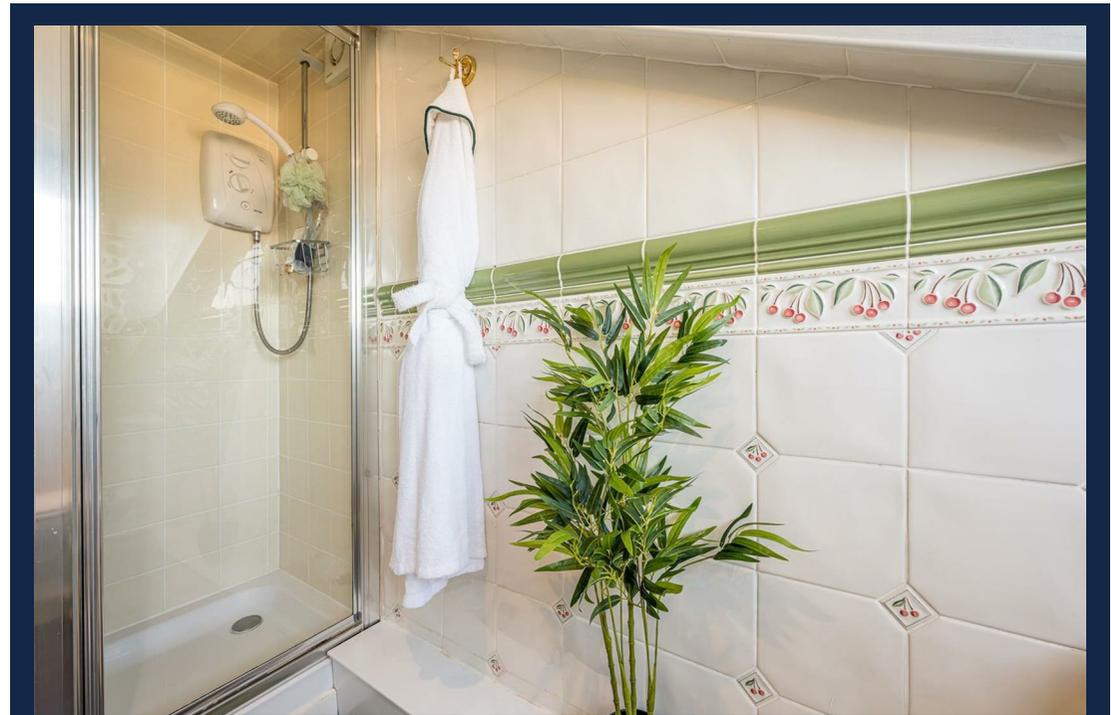
AGENTS NOTE: Slightly restricted head height due to eaves.

Bathroom

With obscured double glazing window to front, central heating radiator and tiling to walls. There is a fitted vanity unit with sink, w.c. and P shaped bath with hand held shower over.

Garden

A fabulous entertaining space with large paved patio area, covered outdoor bar area with seating and space for a hot tub. Steps and gate leads up to a vast well maintained lawn area with mature trees and established borders for security.



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Tenure - Freehold

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
Tax band is G.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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.

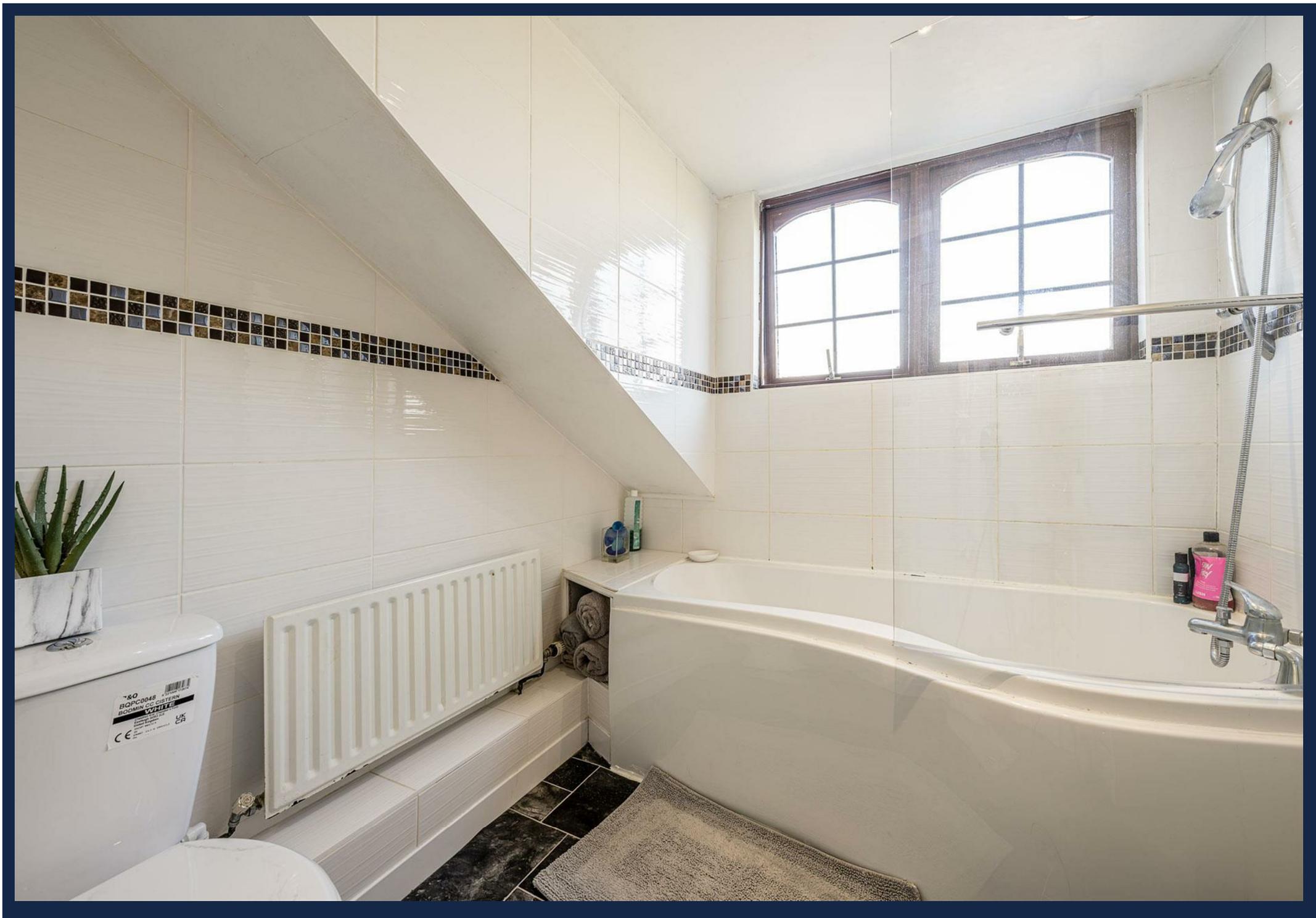
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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



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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.



TOTAL FLOOR AREA: 2083 sq.ft. (193.5 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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