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FIND YOUR HOME

Devonia, St. Kenelm's Road, Romsley B62 0NE

Guide Price £1,395,000

# Devonia

Welcome to Devonia, a beautiful four bedroom detached family home located on St Kenelms Road in Romsley. With its elevated position, Devonia boasts far reaching views, a peaceful location and generous proportions both internally and externally.

Upon approach, you are welcomed through electric gates to a large driveway and double garage, providing ample parking. The downstairs accommodation is ideal for family living and offers a spacious main living room, further lounge area, a kitchen living space with dining area, utility, w.c. and a separate shower room. Upstairs, the four light and airy bedrooms benefit from countryside views, the main with dressing area and ensuite and a further family bathroom.

Externally, residents can enjoy the warmer months out on the large patio, a well maintained lawn and to the rear, a raised porcelain tiled patio with space for a hot tub, garden furniture and the addition of a summerhouse makes for the perfect spot to host friends and family throughout the year!









### Approach

Approached via electric gates with large gravel driveway, lawn to front and steps up to front patio.

### Entry Hall

With oak front door and double glazing window above, central heating radiator and oak staircase to the first floor landing. Doors lead to:

Living Room 19'0" max 13'5" min x 33'1" max 11'9" min (5.8 max 4.1 min x 10.1 max 3.6 min)

With bifold doors to rear, double glazing window and further double glazing bow window to front. Two central heating radiators and open feature fireplace with log burner and tiled hearth.

### Shower Room

Lounge 21'7" max 20'8" min 12'5" max 3'7" min (6.6 max 6.3 min 3.8 max 1.1 min)

With double glazing window and further double glazing bow window to front, two central heating radiators and feature fireplace with tiled hearth. Door leads through into the kitchen.

Kitchen 24'3" max 15'5" min x 21'7" max 8'6" min (7.4 max 4.7 min x 6.6 max 2.6 min)

With bifold doors to rear, double glazing window to side and three Velux skylights overhead. There is tiling to floor throughout, fitted bespoke Charles Yorke wall and base units with granite worksurface over, Swarovski handles and a matching island with breakfast bar and stainless steel sink with drainage. Integrated appliances include dishwasher, induction hob with extractor over, NEFF oven, Siemens microwave and matching warming drawer. There is further space for a large American style fridge freezer, along with space for living furniture. To the right is an opening leading through to the dining area along with door through to the utility.

Dining Area 10'9" x 15'8" (3.3 x 4.8)

With double glazing window to front and French doors out to the rear, central heating radiator and tiling to floor.

Utility 10'2" x 7'10" (3.1 x 2.4)

With double glazing window to rear, central heating radiator and fitted base units with worksurface over. There is a stainless steel sink with drainage and space and plumbing for white goods. Further door gives access to the w.c.



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W.C.

With tiling to floor, hand wash basin and w.c.

First Floor Landing

With double glazing window to front, central heating radiator and doors leading to:

Bedroom One 19'4" max 5'6" min x 19'0" max 7'2" min (5.9 max 1.7 min x 5.8 max 2.2 min)

With two double glazing windows to rear and one to front, central heating radiator and doors through to dressing area and ensuite.

Dressing Room

With double glazing window to front, spotlights overhead and ample fitted storage with hanging rails and drawers.

Ensuite

With obscured double glazing window to rear, heated towel radiator and tiling to shower cubicle. There is a fitted vanity unit with sink, low level w.c. and walk in shower with hand held and drench head over.

Bedroom Two 10'5" x 16'0" (3.2 x 4.9)

With two double glazing windows to rear, one to front and central heating radiator.

Bedroom Three 12'1" x 8'6" (3.7 x 2.6)

With double glazing window to rear and central heating radiator.

Bedroom Four 11'9" max 7'10" min x 9'6" max 5'10" min (3.6 max 2.4 min x 2.9 max 1.8 min)

With double glazing window to front and central heating radiator.

Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to floor and half walls. There is a low level w.c., His and Hers vanity sinks, walk in shower with hand held and drench head over, along with step up to a separate bath with waterfall tap.

Garage 22'3" max x 31'2" max (6.8 max x 9.5 max)

With electric up and over garage door, further door for side access from the patio, lighting overhead and electric points throughout.



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## Garden

A substantial garden with large patio area offering ample space for garden furniture, steps up to the well maintained lawn, pond and further raised patio area with porcelain tiles, large summerhouse and space for a hot tub. The borders are established with fencing and mature planting and from its elevated position, residents can enjoy the far reaching views throughout all seasons.

Summerhouse 22'7" max 7'10" min x 15'8" max 9'2" min (6.9 max 2.4 min x 4.8 max 2.8 min)

With double doors for access, window to front, lighting overhead and electric points. This versatile space could be used as a bar and entertaining space, gym, home office or playroom.

## 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 F.

## 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.



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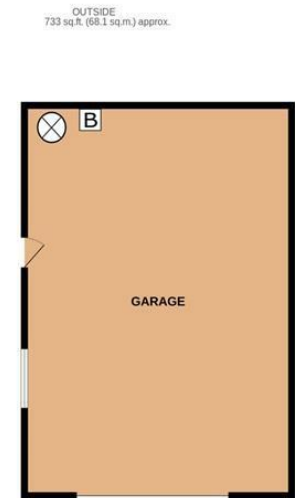
### Referral Fees

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.





TOTAL FLOOR AREA : 3561 sq.ft. (330.8 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.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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