Bloore King & Kavanagh
Sales & Lettings



The Nook 86 Dark Lane

Romsley, Halesowen, B62 0PJ

£1,825 PCM

4 2 2 C

A fully renovated deceptively large and VERY WELL EXTENDED three/four bedroom 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, nursery or a fourth single bedroom.

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
AVAILABLE FEBRUARY







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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 16'11" x 23'8" narrows to 10'9" (5.16m x 7.22m narrows to 3.29m)
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 15'1" x 11'3" (4.6m x 3.44m)
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 6'7" x 12'3" (2.02m x 3.75m)
Window to side and door to rear lobby.
Countertop with sink and drainer, built in washing machine.

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

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

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

Bathroom 8'5" x 5'8" (2.57m x 1.75m)
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 10'11" x 6'4" (3.33m x 1.95m)
Door to Master Bedroom, shower room and Bedroom Four/Nursery/study

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

Shower Room 10'4" x 5'5" (3.17m x 1.67m)
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 5'7" x 4'7" (1.72m x 1.42m)
Velux to front. A very useful study or nursery.

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

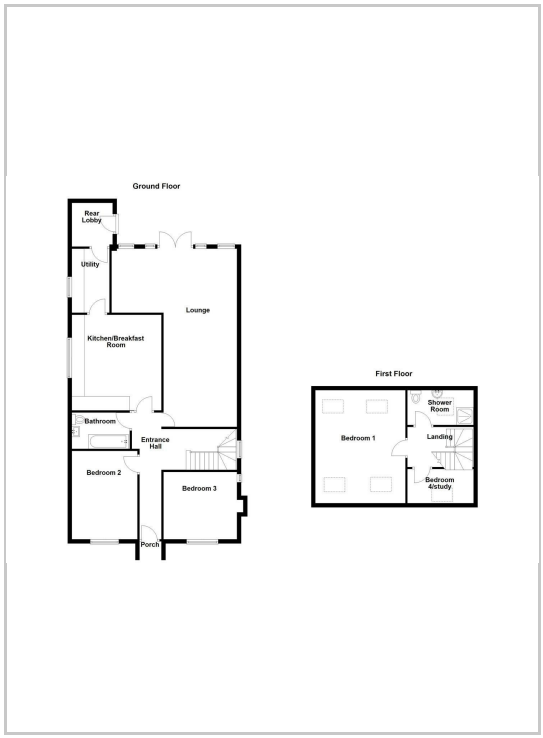
SIDE: Hardstanding side pathway leads to gated access to the rear garden.

REAR: Large garden laid to lawn with patio area.

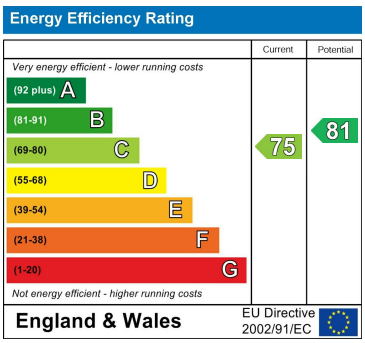
Area Map



Floor Plans



Energy Efficiency Graph



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.
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