

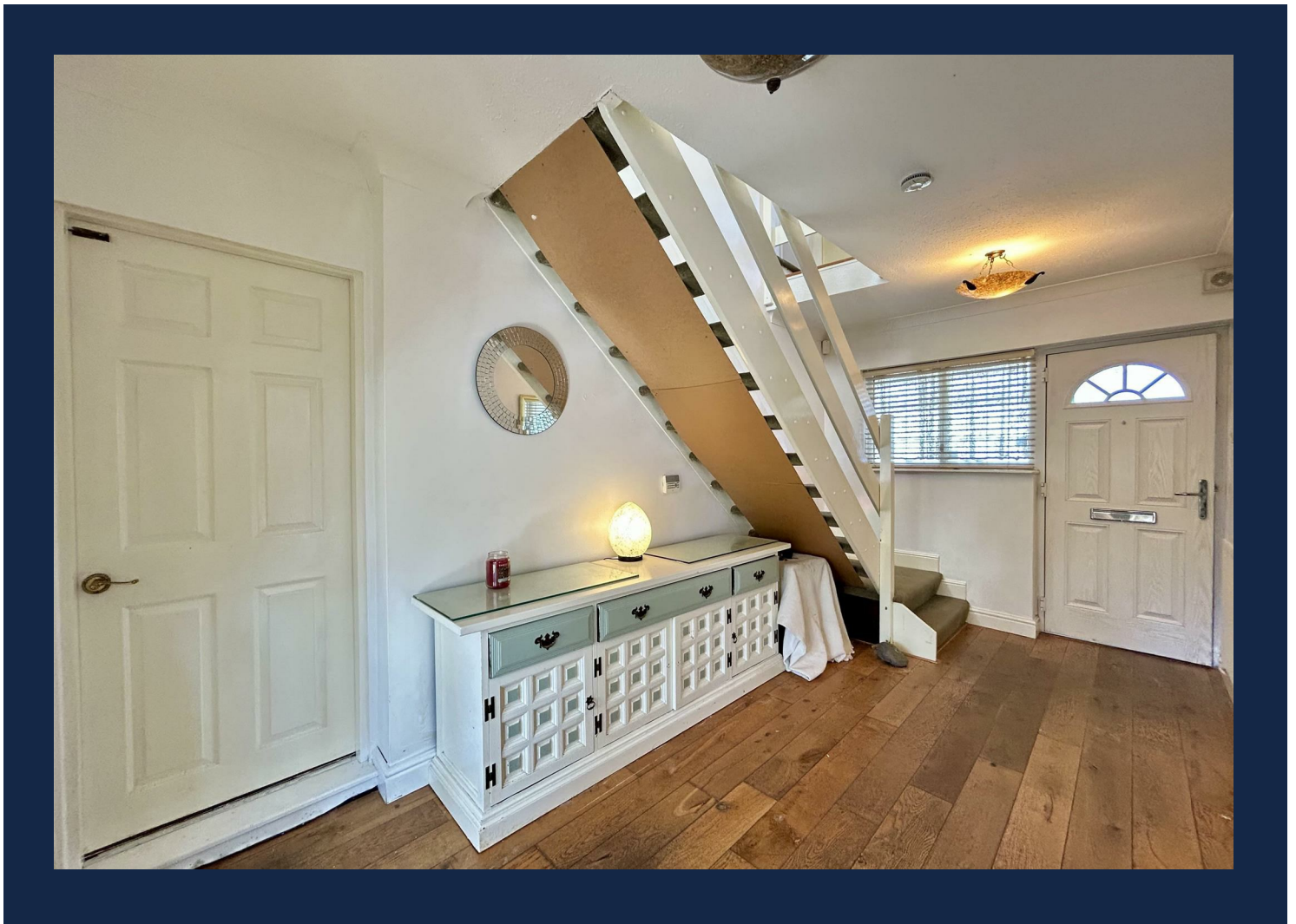
# Grove.

FIND YOUR HOME



68 Bromsgrove Road  
Halesowen, Romsley,  
West Midlands  
B62 0LF

Offers In The Region Of £550,000



Set in the sought-after village of Romsley, this impressive detached home is just a short distance from the popular Swallows Nest pub and offers four generously sized bedrooms alongside a spacious, well-maintained garden. The semi-rural charm of Romsley provides highly regarded local schools, beautiful green spaces such as the Clent Hills (National Trust), and convenient motorway links via nearby Halesowen, truly offering the best of both countryside living and modern connectivity.

The property itself boasts a large driveway with parking for multiple vehicles, leading to an entrance porch. From here, you step into a particularly spacious central hallway, giving access to the kitchen, lounge and conservatory. The two reception rooms are interconnected, with the front-facing lounge featuring a log burner that creates a warm, cosy atmosphere. The kitchen also offers internal access to the garage. Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, complemented by a modern family bathroom serving the remaining bedrooms. Outside, the garden is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

This is a fantastic opportunity to secure a spacious family home in a welcoming community, perfectly balancing rural tranquillity with everyday convenience. JH 18/03/2026 V1 EPC=D







#### Approach

Via a stone chipping and block paved driveway with raised lawn area. Double glazed door into porch.

#### Porch

Double glazed windows to surround, double glazed obscured door and double glazed window into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, double opening doors to conservatory and door to reception room and kitchen.

#### Front reception room 16'0" x 12'9" (4.9 x 3.9)

Double glazed window to side, central heating radiator, coving to ceiling and ceiling rose, multi fuel log burner and door into the diner.

#### Diner 12'5" x 14'1" (3.8 x 4.3)

Window into to conservatory, double glazed window to side, central heating radiator, feature fireplace with surround.

#### Kitchen 10'9" x 14'1" (3.3 x 4.3)

Double glazed window to front and rear, coving to ceiling, central heating radiator, wall and base units with wood square top surface over, space for white goods, oven, hob, extractor, one and a half bowl sink with mixer tap and drainer, door into garage.











#### Conservatory 8'2" x 11'1" (2.5 x 3.4)

French doors to rear garden, double glazed windows to surround, window into diner.

#### First floor landing

Double glazed windows to front and rear, central heating radiator, loft access, archway to inner hall, doors to three bedrooms.

#### Master bedroom 14'1" x 12'9" (4.3 x 3.9)

Double glazed windows to both sides, central heating radiator, coving to ceiling, door to en-suite.

#### En-suite

Double glazed window to side, shower, pedestal wash hand basin and w.c.

#### Bedroom two 13'1" x 11'1" (4.0 x 3.4)

Double glazed window to side, two double glazed windows to front, central heating radiator.

#### Bedroom three 9'2" x 9'10" (2.8 x 3.0)

Double glazed window to front, central heating radiator, fitted wardrobes with sliding doors.

#### Inner hall

Having storage cupboard, central heating radiator, double glazed window to rear, doors into family bathroom and fourth bedroom.

#### Bedroom four 12'9" x 8'10" (3.9 x 2.7)

Double glazed window to front, central heating radiator, coving to ceiling.

#### Bathroom

Double glazed window to side, vertical central heating towel rail, electric shower, free standing bath, pedestal heritage wash hand basin.

#### Rear garden

Block paved patio with slabbed steps up to the lawn with a variety trees and shrubs and being bordered by fencing.

#### Garage 13'5" x 13'5" (4.1 x 4.1)

Electric up and over door, door into kitchen and door to garden and w.c., central heating boiler, meters, solar electrics and fuse board.



W.C.

Low level flush w.c., storage heater, pedestal wash hand basin, double glazed obscured window to side.

### Tenure

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 Banding

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

### 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.



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