



221 Bromsgrove Road  
Halesowen,  
West Midlands B62 0JS

*Guide Price £340,000*

*...doing things differently*



A deceptively large detached property with stunning views of the National Trust's Clent Hills. Viewing is a must to appreciate the gorgeous setting of this lovely home. LAGV1









**Entrance Hall 9'10 x 6'10 (3.00m x 2.08m )**

**Inner Hallway**

**Lounge 18 x 10'9 (5.49m x 3.28m)**

**Breakfast room 10'9 x 7'2 (3.28m x 2.18m )**

**Kitchen 10'9 x 7'2 (3.28m x 2.18m )**

**Rear Lobby**

**Shower Room**

**Sunroom 10'2 x 6'2 (3.10m x 1.88m )**

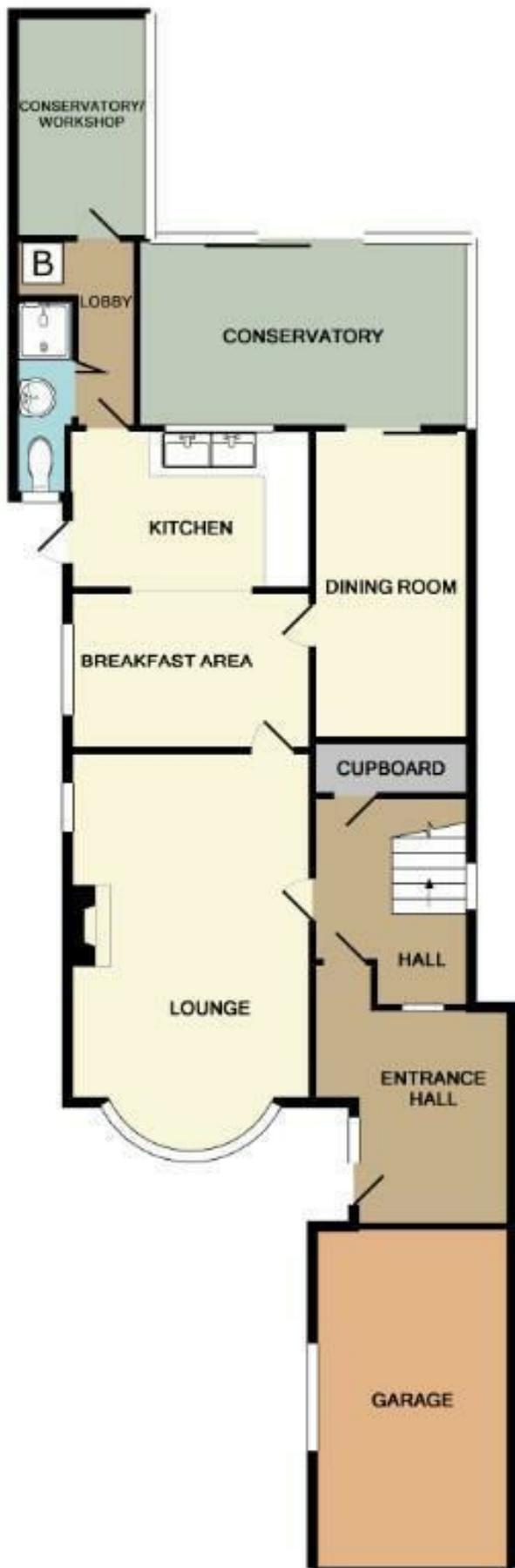
**Conservatory 14'9 x 14'9 (4.50m x 4.50m )**

**Dining Room 13'9 x 6'10 (4.19m x 2.08m)**

**First floor landing**

**Bedroom One 10'2 x 11'1 (3.10m x 3.38m)**





1ST FLOOR

**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Bedroom Two 7'10 x 11'1 (2.39m x 3.38m)**

**Study/dressing room 4'7 x 6'10 (1.40m x 2.08m)**

**Bathroom**

**Garage**

### The Property

A charming detached dormer bungalow with access to some of the midlands most stunning views, this two bedroomed home is not one to be overlooked.

Approached by a large driveway, with ample parking space for four or more vehicles the bungalow's frontage is deceptive as to the spacious living area inside.

The entrance hall is a preview of the generous space the property provides, with a good-sized entrance which leads onto an inner hallway, it is also fitted with a handy storage cupboard. To the left is the gorgeous lounge, fitted with a log burner perfect for a cold winter's night. The large bay window allows plenty of natural light into the room making it feel bright and airy.

Further down the hallway is the Kitchen/Breakfast room, the kitchen provides space for an ample sized kitchen table and is fitted with cream base and wall units with wooden work surfaces. With a large window looking through to the conservatory, the kitchen area benefits from the stunning views from the garden. The kitchen comes fitted with a Flavel Range style cooker, great for keen chefs!

Leading on from the kitchen, there is a rear lobby which connects to a handy shower room and a workshop/storage room. The rear lobby also has access to the garden and to the conservatory. Added to the rear of the property, the conservatory is host to stunning views of the popular Clent hills and countryside. The perfect place for entertaining, the conservatory has direct access to the garden, kitchen and also the dining room which is to the right of the kitchen.

Rising to the first floor, the master bedroom is of good size, with picture perfect views of the surrounding countryside. Across from the master is the dressing room which could alternatively

be utilized as a study area. Further down the hall is the second bedroom, which is also a double, and has the same stunning views as the master. The family bathroom is also located on the first floor at the end of the hallway.

The perfect place to be on a hot day, the garden to the rear of the property has uninterrupted views of the Clent countryside. A great size, there is a patio area for garden furniture and has been very well maintained.

With priceless views and plenty of potential, viewing is highly recommended!

### The Location

Conveniently located close to both Romsley and Halesowen Town Centre, there are plenty of local amenities nearby. Great for commuters, it is within easy reach of junction 3 of the M5 with great access to Birmingham and beyond. The stunning National Trust Clent Hills are on the doorstep, great for country walks.

### 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.

### Money Laundering Act

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