



5 Dark Lane
Halesowen,
West Midlands B62 0PW
Offers Based On £275,000

...doing things differently



“LOCATION, LOCATION, LOCATION” This three bedroom detached bungalow simply must be viewed to be appreciated. Situated at this desirable address, the property offers huge potential to improve, with the possibility of the additional of a second dormer floor to the existing loft space subject to the usual consents. The current accommodation comprises a generous lounge, three double bedrooms, kitchen and bathroom, while to the front there is a driveway providing off road parking with a detached garage. In addition, there is a generous tiered garden to the rear with outstanding panoramic views to surrounding countryside. Perfectly positioned close to the much sought after St Kenelms Primary School and the M5 motorway network, we anticipate a high level of interest in this property so please call the office at the earliest opportunity. JC 22/7/19 V2 EPC=F







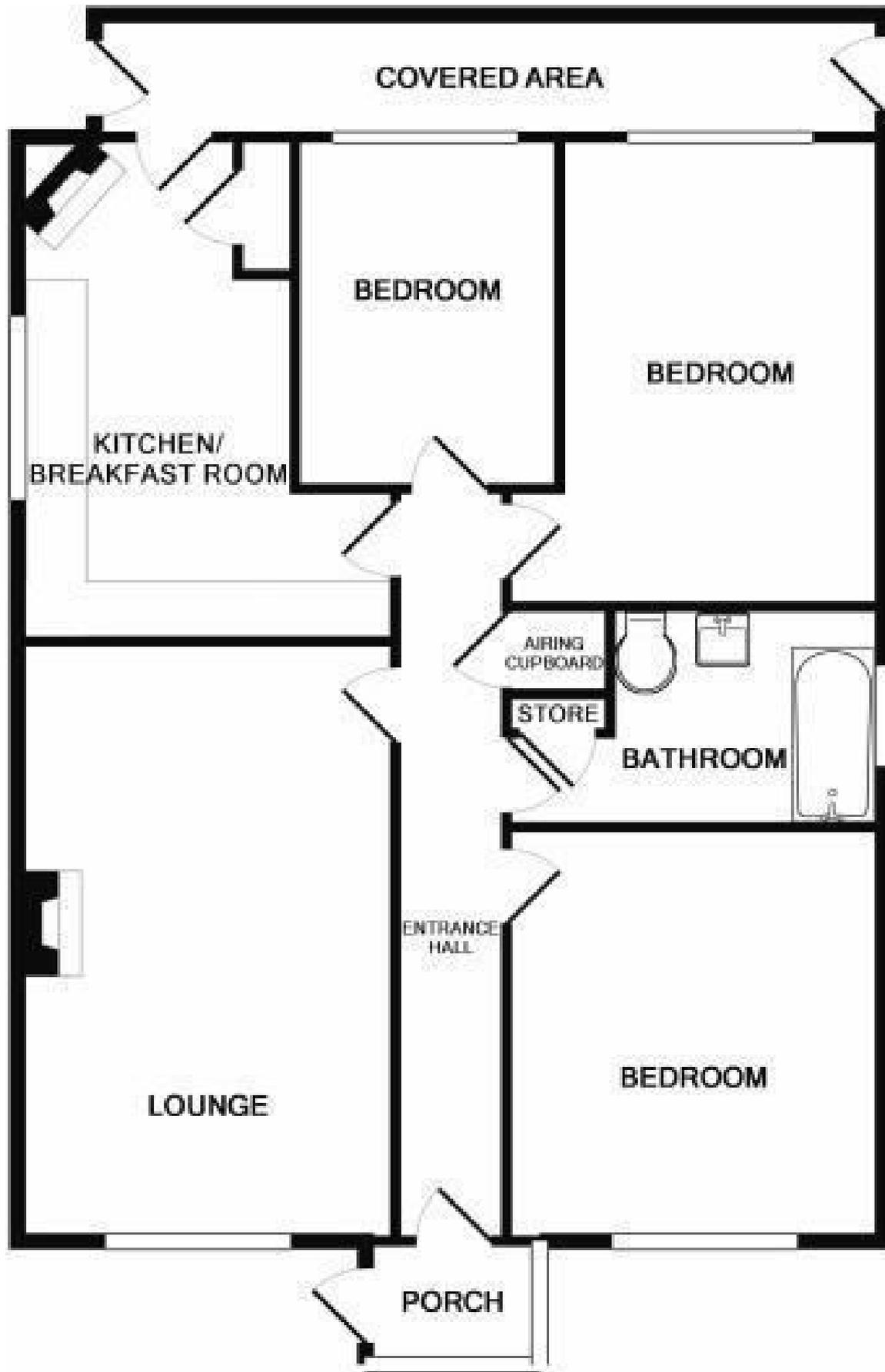
Location

Romsley is a small rural village in North Worcestershire situated approximately 3 miles south of Halesowen. When asked to give a description of Romsley for this guide our Lex Allan Grove staff's comments were 'It's really, really popular'. Romsley has an eclectic mix of houses of all shapes and sizes from small bungalows and pretty cottages to substantial country homes, quite literally a house to suit almost anyone. It retains its quite rural charm and yet you can be in Birmingham City Centre within 20-25 minutes and to either junction 3 or junction 4 of the M5 motorway within 10 minutes.

The village has its own popular Primary School St Kenelms CE and historically has been in the catchment area of Haybridge High School in Hagley, one of the most oversubscribed schools in the local area and rated 'Outstanding' by Ofsted.

Romsley has a small selection of shops but is more well known for Romsley Country Store and Jackie Roberts Saddlery, both excellent equine stores. Two village pubs The Sun and The Swallows Nest both serve food and are popular weekend destinations for people outside the area. Romsley offers easy access to stunning Countryside, and is close to the picturesque Clent Hills a keen favourite for walkers, dog owners, and cyclists. Our sales Negotiator Jamie Cotton has been and is a local Romsley lad with excellent first hand local knowledge which he is happy to share with both vendors and purchasers alike.





DARK LANE, B62 0PW

Measurements are approximate. Not to scale. Illustrative purposes only
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Approach

Via driveway to front leading to detached garage, pathway to side with raised fore garden leading to gated access to side entry and step up to porch.

Porch

Glazed windows to front and side with obscured glazed door to side, step up to obscured glazed entrance door to:

Reception hallway

Having wall mounted electric storage heater, door to:

Lounge 18'0" x 11'1" (5.5 x 3.4)

Hardwood framed double glazed window to front, log burner in feature decorative chimney surround with quarry tiled hearth, bespoke shelving and storage cupboard to alcoves.

Breakfast kitchen 7'10" x 15'1" (2.4 x 4.6)

Windows to side and to rear, log burner situated to corner of room in feature brick surround, range of wall mounted and base units with roll top work surfaces over incorporating a stainless steel sink and drainer, space and fittings for gas cooker, built in store cupboard, tiling to splashback areas and tiled flooring, obscured glazed door to rear to covered passageway with further double glazed windows overlooking garden and door to side again giving access to garden.

Bedroom one 10'9" x 11'1" (3.3 x 3.4)

Double glazed hardwood framed windows to front offering far reaching views overlooking fields, wall mounted electric storage heater.

Bedroom two 15'1" x 8'10" (4.6 x 2.7)

Glazed window to rear, wall mounted electric storage heater.

Bedroom three 7'10" x 10'9" (2.4 x 3.3)

Glazed window to rear, access to loft space.

Bathroom 8'6" x 6'2" (2.6 x 1.9)

Obscured glazed window to side, white suite comprising of bath with electric shower over, pedestal wash hand basin and low level w.c., tiling to splashback areas and built in store cupboard.

Detached garage 8'6" min x 16'8" (2.6 min x 5.1)

The garage to the front being of concrete construction with metal up and over door to front and having lighting and power.

Rear garden

Tiered rear garden offering panoramic far reaching views from top overlooking fields and surrounding countryside. The garden is laid mainly to lawn with timber built storage sheds and a mixture of hedging and mesh fencing to enclose.

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 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, Lex Allan reserves the right to obtain electronic verification.

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