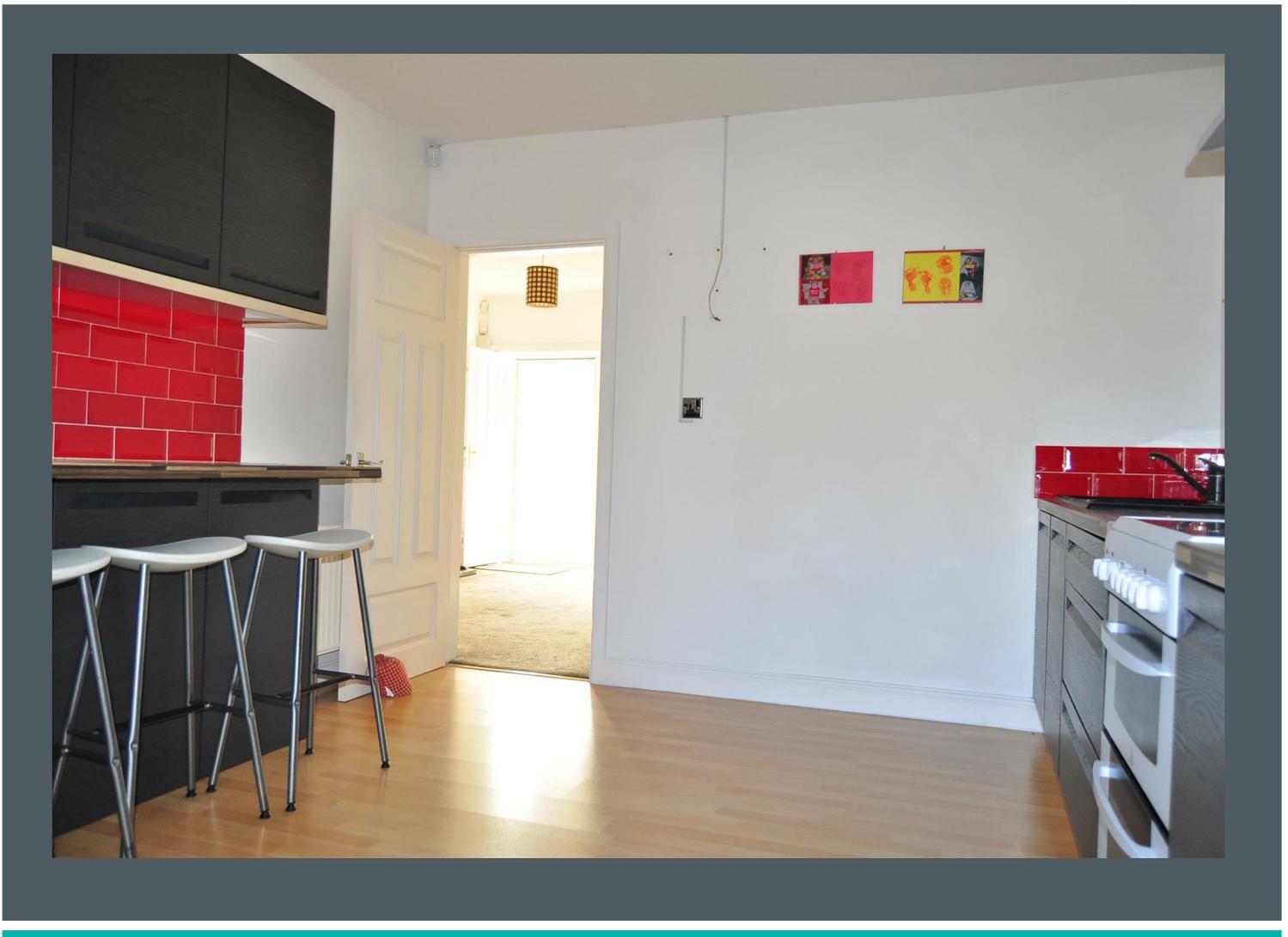




34 Dark Lane
Halesowen,
West Midlands B62 0PN
Offers In Excess Of £375,000

...doing things differently

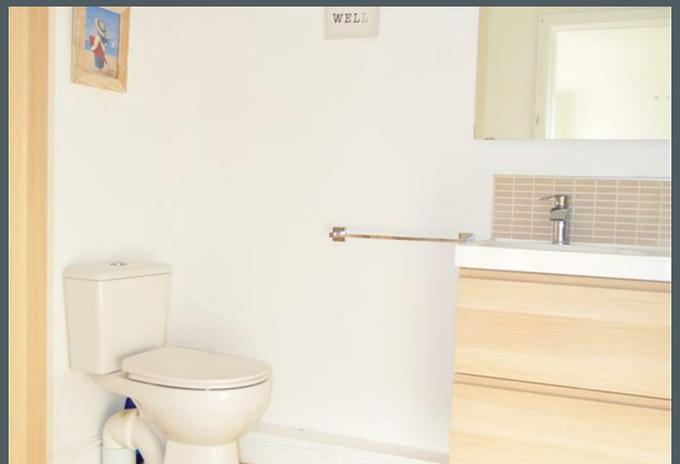


"DELIGHTFUL DETACHED ON DARK LANE" Benefitting from NO UPWARD CHAIN having a popular Romsley address, in catchment for to good primary and outstanding secondary schools, with a host of local amenities and country pubs within close proximity, on the foot of the National Trust Clent Hills, looking for a proceedable buyer. The property briefly comprised of initial storm porch, welcoming entrance hall, living room with feature log burner, kitchen, rear conservatory, separate utility, playroom, four bedrooms, two family bathrooms, private rear garden, large parking with potential to add additional parking. JC 29/11/19 V1 EPC=D



Lex Allan Grove loves...
the single level living
opportunity.







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.

Approach

Via dropped curb to tarmac drive with grass front lawn to left, gaining access to up and over electric roller garage door, side access to rear garden, upvc double glazed door to initial storm porch with further door gaining access into welcoming entrance hall.

Entrance Hall 9'10" x 12'4" (3.0 x 3.78)

With gas central heated radiator, loft hatch, coving to ceiling, door to useful airing cupboard housing Worcester Bosch combination boiler, doors and corridor radiating off to;

Kitchen 11'2" x 11'5" (3.42 x 3.50)

With range of wall and base units, square edge hardwood effect work surface over with complementary splashback tiling, inset composite sink and drainer with mixer tap, space and plumbing for freestanding cooker with complementary extractor hood over, further space and plumbing for additional white goods, aerial point and double glazed sliding patio door to rear conservatory.

Living Room 16'4" x 10'7" (5.0 x 3.24)

With coving to ceiling, double glazed sliding patio door to rear conservatory, feature log burner (available via separate negotiation) with exposed brick work, gas central heated radiator and aerial point.

Rear Conservatory 28'2" x 6'11" (8.6 x 2.13)

With double glazed window to rear garden and french doors, gas radiator and doors off to;

Utility Room 6'2" x 7'10" (1.9 x 2.4)

With double glazed window to side elevation, range of base units with plumbing and space for additional white goods under.

Playroom

Double glazed window to rear elevation, wall mounted electric heater.

Bedroom One 12'11" x 10'3" (3.96 x 3.14)

With Double glazed bow window to front elevation, gas central heated radiator and coving to ceiling.

Bedroom Two 10'11" x 10'11" (3.33 x 3.34)

Double glazed bow window to front elevation, gas central heated radiator and coving to ceiling.

Bedroom Three 11'9" x 9'6" (3.6 x 2.9)

With double glazed bow window to front elevation, gas central heated radiator and door off to second bathroom.



Bedroom Four 11'6" x 6'4" (max) (3.52 x 1.94 (max))

With double glazed window to side elevation and gas central heated radiator.

Family Bathroom 9'3" x 6'3" (2.82 x 1.92)

With low level flush w.c., vanity sink with built in storage under, floating storage cupboard, panelled bath with mixer shower head over and complementary tiling to wall, feature double glazed velux skylight.

Family Bathroom Two 6'2" x 7'2" (1.9 x 2.2)

With obscure double glazed window to side elevation, freestanding bathtub with mixer shower head over, pedestal sink, low level flush w.c. and gas centra; heated radiator.

Rear Garden

Accessed via the conservatory or alternatively via the side access, with steps leading down to lawn with hardstanding slabbed area currently with shed in situ, further decking area to side of the property.

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.

Referral Fees

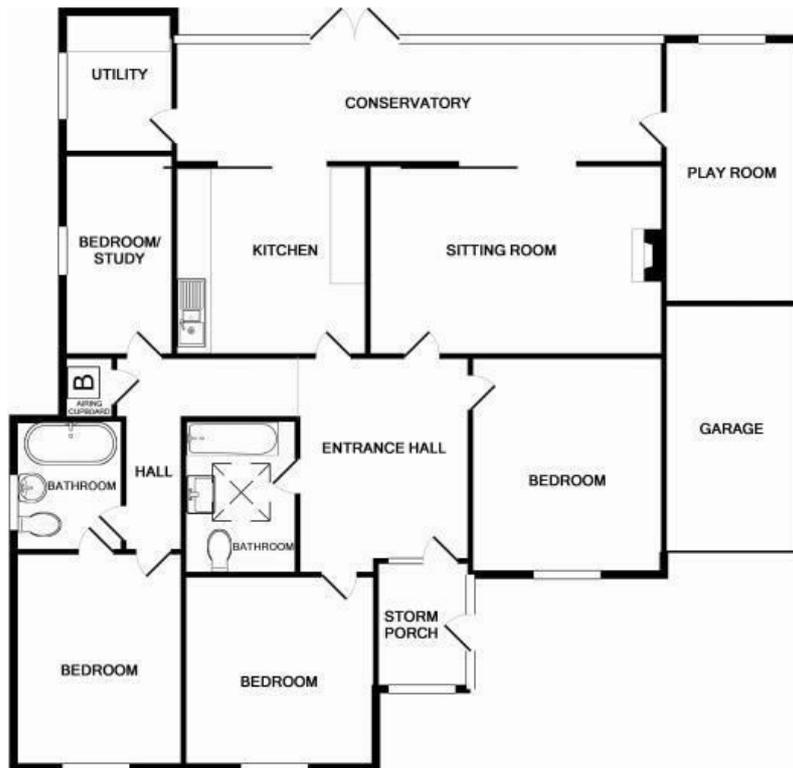
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis



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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 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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