



115 Waverley Crescent

Worcestershire B62 0NY

Offers In Excess Of £290,000

...doing things differently



"A delightful terraced home in a super location" This wonderful family home sits within a desirable semi rural location enjoying fabulous far reaching views over the surrounding countryside, yet also offers close proximity to the M5 motorway network making the property ideal for the commuter. Internal inspection is truly essential to appreciate the accommodation this property has to offer, to include a welcoming porch, reception hall, lounge/diner, kitchen, conservatory, three bedrooms, family shower room and private rear garden. Two parking spaces. JE V2 05/04/2024 EPC=D







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.

Approach

Via wooden pedestrian gate, brick wall boundary, steps leading down to double glazed panelled door with side chipping garden.

Porch

Double glazed windows and double glazed obscured panelled door.

Entrance hall

Coving to ceiling, central heating radiator, stairs to first floor accommodation, doors leading to lounge, kitchen and under stairs storage.



Lounge diner 21'3" x 11'9" max 8'10" min (6.5 x 3.6 max 2.7 min)

Double glazed bay window to front, coving to ceiling, two central heating radiators, t.v. point, feature gas fire, double glazed side door to conservatory.

Kitchen 11'1" max 8'2" min x 8'6" (3.4 max 2.5 min x 2.6)

Coving to ceiling, double glazed window to rear, range of wall and base units, wood effect roll top work surfaces, one and a half bowl sink with drainer, integrated oven, fridge, freezer, four ring gas hob with tiled splashback, chimney extractor hood, space for washer and dryer, door leading to pantry.

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

Central heating radiator, double glazed French doors to rear garden.

First floor landing

Access to loft space, doors radiating to:

Bedroom one 10'9" max 7'10" min x 13'1" max 6'10" min (3.3 max 2.4 min x 4.0 max 2.1 min)

Coving to ceiling, double glazed window to front, central heating radiator, access to loft space, storage cupboard housing boiler.

Bedroom two 9'10" x 12'1" max 7'2" min (3.0 x 3.7 max 2.2 min)

Coving to ceiling, double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 8'10" (2.4 x 2.7)

Coving to ceiling, double glazed window to front, central heating radiator.

Shower room

Two double glazed obscured windows to rear, part tiled walls, central heating radiator, low level flush w.c., vanity wash hand basin with mixer tap, shower cubicle, tiled floor.

Rear garden

Slabbed patio area, fence panel borders, feature fish pond, steps leading to lawn, pathway leading to shed at rear, side gate access to front.

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 C

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 Grove 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.

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

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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