



388 Bromsgrove Road
Hunnington, Halesowen,
West Midlands B62 0JN

Offers In The Region Of £750,000

...doing things differently



This fantastic and spacious family home has a wealth of character and finds itself on a generous plot. Sitting behind a large gated driveway and in close proximity to beautiful rural walks, good local shops, great transport links, a short distance from the town centre of Halesowen.

The layout in brief comprises on entrance porch, hallway with access to ground floor w.c., spacious lounge with conservatory access, study, further reception room used as a sitting room, open plan kitchen and diner with pantry and internal access to the garage. Heading upstairs is a spacious gallery style landing, four spacious double bedrooms, the main bedroom benefitting from an en-suite shower room and house bathroom. Externally the property has ample off road parking, with garage access and a side gate leading to rear. At the rear of the property is an extensive garden with raised patio seating, and space for a large shed and green house at the base of the garden. AF 17/4/24 V1 EPC=F







Location

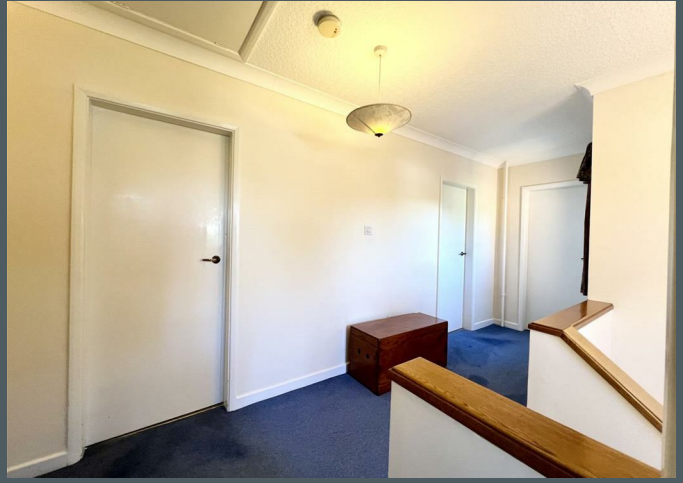
Hunnington adjoins Romsley, a small rural village in North Worcestershire situated approximately 3 miles south of Halesowen. When asked to give a description of Hunnington for this guide our Lex Allan Grove staff's comments were 'It's really, really popular'. Hunnington and Romsley have an eclectic mix 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. Hunnington and Romsley offer easy access to stunning Countryside, and is close to the picturesque Clent Hills a keen favourite for walkers, dog owners, and cyclists.

Approach

Via gates over tarmac driveway, raised front lawn with hedge borders, access to garage, additional side access to gate to rear garden.

Entrance porch

Double glazed door and window insert, double glazed windows to either sides, ceiling and wall light points, tiled floor leading to timber front door.











Entrance hall

Ceiling light, decorative coving, intercom system for gates, central heating radiator, stairs to first floor accommodation, ground floor w.c.

Lounge 11'9" x 16'0" min 18'4" max into bay (3.6 x 4.9 min 5.6 max into bay)

Double glazed bay window to front, ceiling and wall mounted lighting, central heating radiator, open fire with impressive tiled surround, access to conservatory.

Conservatory 13'1" x 8'10" (4.0 x 2.7)

Accessed via double glazed French doors and double glazed windows to either side, further double glazed French doors to rear garden with double glazed window to rear and side, central heating light.

Ground floor w.c.

Window to front, steps down to wash hand basin and cabinet with tiled surround, ceiling light, extractor, low level w.c.

Second reception room 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear, central ceiling light, decorative coving, central heating radiator.

Study 9'6" x 8'10" (2.9 x 2.7)

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

Dining area 9'6" x 11'5" excluding pantry (2.9 x 3.5 excluding pantry)

Double glazed sliding patio door, ceiling spotlights, central arga style heating system/cooker with cabinet to side, additional pantry space, door to garage and opening leading to kitchen area, tiled flooring.

Breakfast kitchen 19'8" x 8'6" (6.0 x 2.6)

Double glazed windows to rear and side, central ceiling lights, range of wall and base units with glass cabinet, space for cooker, extractor, stone effect work tops, one and a half bowl sink and drainer, space for washer, built in fridge freezer, ample storage, breakfast bar area, central heating radiator, stone tiled flooring.

Gallery landing

Two double glazed windows to front, ceiling light point, hanging light point over staircase, further ceiling light point, loft access with pull down ladder, decorative coving and doors radiating to:





Bedroom one 10'2" x 12'5" (3.1 x 3.8)

Double glazed window to front, ceiling light point, central heating radiator, access to en-suite.

En-suite 10'2" x 3'3" (3.1 x 1.0)

Double glazed window to rear, ceiling light point, wall mounted extractor, shower cubicle with tiled surround, wash hand basin with storage, low level w.c., central heating radiator, vinyl flooring.

Bedroom two 16'0" x 11'9" (4.9 x 3.6)

Dual aspect windows to front and rear, central ceiling light point, decorative coving, central heating radiator, built in wardrobes.

Bedroom three 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear, decorative coving, central ceiling light point, central heating radiator, built in wardrobe.

Bedroom four 9'6" x 8'2" min 10'9" max (2.9 x 2.5 min 3.3 max)

Double glazed window to rear, central heating radiator, ceiling light point, decorative coving.

Family bathroom

Double glazed window to front, two ceiling light points, extractor fan, tiled walls, bath with shower attachment, low level w.c., wash hand basin, shower cubicle, side storage cabinet, central heating radiator, vinyl flooring.

Rear garden

Raised patio area with steps leading down to slabbed footpath leading to garden shed with additional greenhouse, lawn area with mature borders to both sides and established trees. The garden has impressive views to rear.

Garage 10'5" x 16'0" (3.2 x 4.9)

Electric up and over door, side access door, ceiling light point, access into dining area plus rear access to garden.

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 G

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 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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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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