



19 St. Kenelms Road
Romsley, Halesowen,
West Midlands B62 0NU

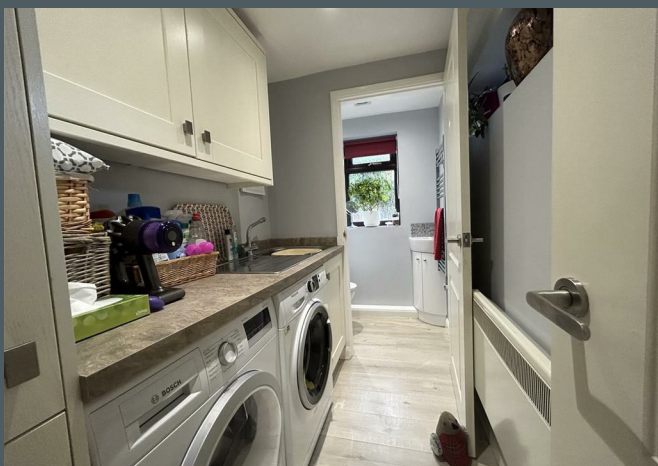
Asking Price £580,000

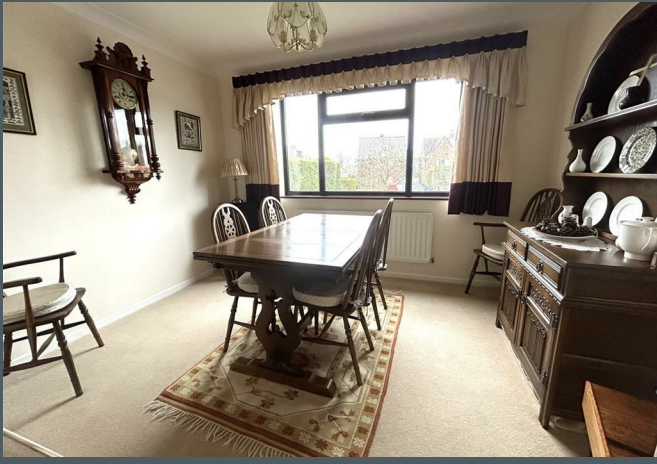
...doing things differently



Lex Allan Grove are proud to present a four bedroomed detached family home situated in the heart of Romsley which is located at the foot of the ever popular National Trust Clent Hills this property has the benefit of those wishing to enjoy outdoor pursuits yet being close to a selection of local motorways and urban civilisation. The property comprises of having off road parking, integral garage, porch, entrance hall, living room, dining room, study, kitchen/breakfast room, utility, downstairs w.c., four bedrooms and family bathroom with separate w.c. To the outside the property further offers a private rear garden, side access to the front. Gas central heating and double glazing where specified. JE 13/05/2024 V2 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 tarmacadam driveway, lawn, plant beds and mature shrubbery, side gate access to rear, access to integral garage, double glazed double doors to:

Porch

Tiled floor, glazed door with matching side frames to:

Entrance hall

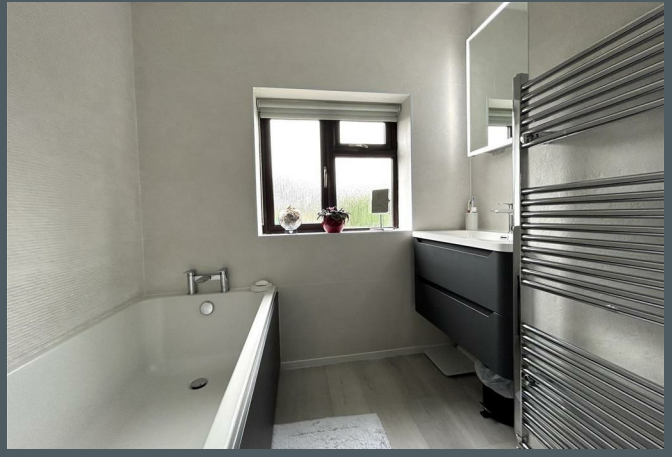
Central heating radiator, door to closet, stairs to first floor accommodation.











Living room 21'11" x 11'1" max 9'10" min (6.7 x 3.4 max 3.0 min)

Coving to ceiling, central heating radiator, feature gas fire with fireplace surround and tiled hearth, door to study room and double opening doors to:

Dining room 8'2" x 11'1" (2.5 x 3.4)

Step down to dining room, double glazed window to front, central heating radiator, coving to ceiling.

Study 21'11" x 5'2" (6.7 x 1.6)

Double glazed window to front, central heating radiator.

Breakfast kitchen 10'5" x 15'8" (3.2 x 4.8)

Double glazed window to rear, double glazed obscured door to side, spotlights to ceiling, central heating radiator, range of matching wall and base units, complementary square edge work surfaces over, one and a half bowl stainless steel sink with mixer tap and drainer, integrated fridge freezer, dishwasher, four ring electric induction hob with stainless steel chimney extractor hood over, integrated dual oven/microwave and second oven, door to:

Utility 6'6" x 4'7" (2.0 x 1.4)

Spotlights to ceiling, double glazed window to side, central heating radiator, range of matching wall and base units, complementary surfaces over, plumbing for washing machine, space for dryer, stainless steel sink with mixer tap and drainer, door to:

Downstairs w.c.

Double glazed obscured window to rear, vertical towel radiator, low level flush w.c., wash hand basin with mixer tap, tiled splashbacks, storage beneath.

First floor landing

Double glazed window to front, central heating radiator, door to shelved storage cupboard, access to loft.

Bedroom one 10'5" x 10'9" including wardrobes (3.2 x 3.3 including wardrobes)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 11'1" x 11'1" max 8'10" min (3.4 x 3.4 max 2.7 min)

Double glazed window to rear, central heating radiator.





Bedroom three 10'5" x 8'2" (3.2 x 2.5)

Double glazed window to front, central heating radiator.

Bedroom four 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to rear, vertical towel radiator, spotlights to ceiling, panelled bath with mixer tap over, wall mounted wash hand basin with mixer tap and storage beneath, walk in shower cubicle with drench shower head over.

Separate w.c.

Double glazed obscured window to side, tiled floor, low level flush w.c.

Rear garden

Canopy over patio area, raised plot bed borders, lawn, steps to further patio area, outdoor tap, side gate to garage and to front.

Garage 16'8" x 8'6" (5.1 x 2.6)

Up and over door, lighting and electrics, housing central heating boiler.

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 E

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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