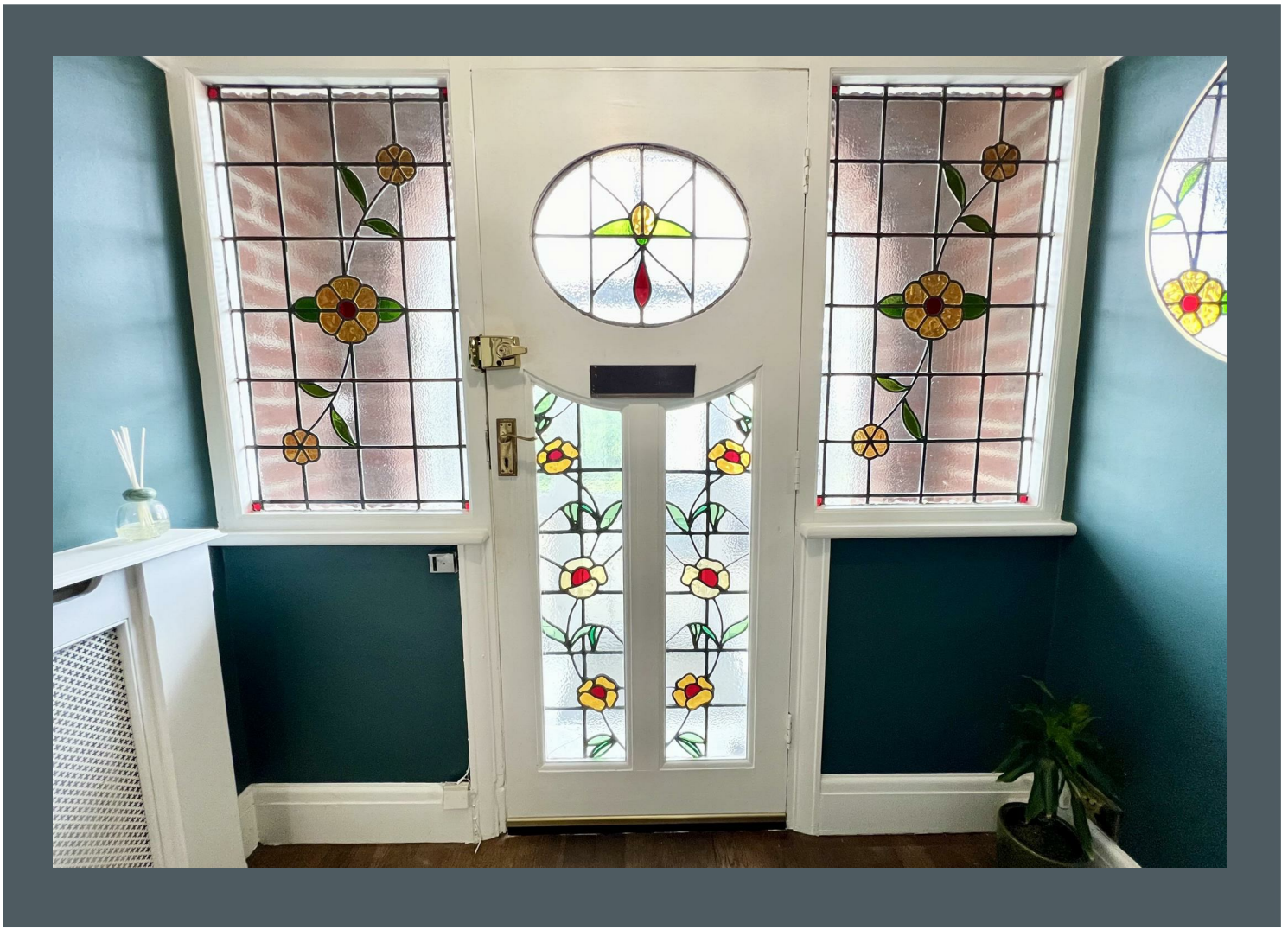




410 Bromsgrove Road
Halesowen,
West Midlands B63 4RG

Asking Price £675,000

...doing things differently



This fantastic family home has a wealth of character and charm with extensive garden and grounds offering drive in drive off driveway with dwarf wall and privacy hedge, porch, welcoming reception hallway with oak flooring and panelling giving access to spacious lounge and dining room. The dining room offers views over the rear garden and has log burning stove. Split level kitchen with oak kitchen units, dining area. Three good sized bedrooms and family bathroom. Garage, outbuildings and utility room. Planning permission has also been granted double side extension with a wrap around kitchen. Internal inspection highly recommended. AF 4/4/24 V4







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 tarmac driveway with in and out drive with security posts, leading to front porch.

Porch

Double glazed front door and side units, wall mounted lights and tiled flooring, through original front door with stained glass inserts, further stained glass lead lined surround window.













Entrance hall

Solid wood flooring, ceiling light points, stain glass windows, stairs to first floor accommodation with under stairs storage and giving access to cellarette and access to ground floor w.c.

Lounge 13'9" x 15'8" (4.2 x 4.8)

With decorative coving to ceiling, double glazed bay window, single glazed unit to side, picture rail, ceiling light with decorative surround, open working fireplace with solid wood surround, tiled hearth, central heating radiator into bay.

Dining Room 13'5" x 13'9" (4.1 x 4.2)

Double glazed bay window to rear, double glazed side unit and above, single glazed unit to side with stained glass decorative design, central heating radiator, feature log burner, solid wood flooring, impressive views to rear.

Ground floor w.c.

Double glazed window to side, new house central heating boiler, central heating towel radiator, low level w.c., wash hand basin with cabinet and tiled flooring.

Kitchen 9'6" x 9'2" min 18'8" max (2.9 x 2.8 min 5.7 max)

Double glazed window to side, ceiling light with fan, range of wall and base units with granite work top, stainless steel one and a half bowl sink with drainer, ample storage space, separate space for six ring cooker, step down leading to:

Dining area

With additional ceiling light, tiled flooring and double glazed sliding patio door leading to rear and internal door to utility.

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

Double glazed door to front and rear, wall mounted units, work surface above, space for washing machine and dryer, space for American style fridge freezer, central heating radiator, tiled flooring.

First floor landing

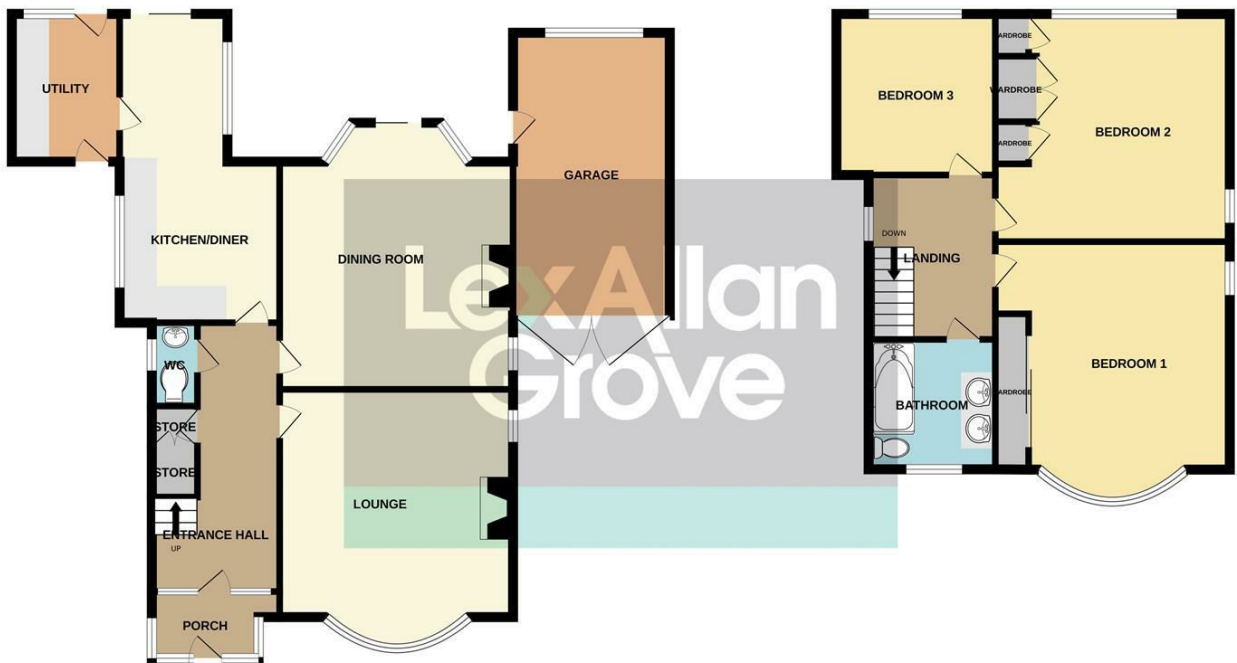
Double glazed window to side, ceiling light point, new loft access with pull down ladder and part boarded.

Bedroom one 13'5" x 13'9" (4.1 x 4.2)

Double glazed window to rear, stained glass window to side, ceiling light point, built in wardrobes, central heating radiator.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bedroom two 16'4" x 14'1" (5.0 x 4.3)

Double glazed bay window to front, stained glass unit to side, picture rail, central heating radiator, built in storage/wardrobes and wood effect laminate flooring.

Bedroom three 9'6" x 9'6" max 8'2" min (2.9 x 2.9 max 2.5 min)

Double glazed window to rear, ceiling light, picture rail, wood effect laminate flooring, central heating radiator.

House bathroom

Recently refurbished with double glazed window, ceiling spot lights, wall mounted extractor, decorative coving, wall mounted lights above his and hers wash hand basins with marble work surface and ample storage beneath, shower over bath and low level w.c., tiled walls, tiled floor and central heating towel radiator.

Rear garden

Stunning rear garden having raised paved area with steps down to large paved seating area which has space for pergola currently installed by current home owner, raised beds leading to large section of lawn with curved footpath and mature borders, footpath leading to fence to rear of garden with gate leading to second section of garden which has summer house, further lawned area, wooden copse area and greenhouse.

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.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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