



AP MORGAN

Dark Lane, Romsley
Offers in the region of £750,000

Features:

- Unique property
- Fantastic location in Romsley
- Five bedrooms
- Four bathrooms and two W/Cs
- Substantial plot of land
- Driveway and gated rear garden
- Double garage
- Lodge with heat, electricity and water

Description:

A fantastic opportunity to purchase this truly unique five-bedroom property, positioned on a generous plot along the sought-after Dark Lane in the picturesque area of Romsley. Ideally located in a popular setting, the property offers easy access to serene nature walks and rolling countryside, providing the perfect balance of rural charm and convenience.

The property is approached via a beautifully maintained frontage, bordered by an array of trees and plants that create a welcoming first impression. A spacious driveway offers ample off-road parking and leads directly to the property and the gated rear garden.

Upon entering, the porch opens into a stunning hallway that provides access to all ground floor rooms, including the spacious lounge/diner. This bright and versatile space features sliding doors leading onto the rear garden, along with a raised platform offering the perfect spot for a dining table and chairs. The kitchen is fitted with sleek cabinetry and includes a breakfast bar, with a window overlooking the rear garden and a stable door opening into the utility room, which in turn leads out to the back garden. Also located on the ground floor are two bedrooms, one of which is currently being used as a home office. Completing the ground floor is a stylish shower room with a walk-in shower and W/C and a separate guest W/C.

Upstairs, the property continues to impress with a bright and airy landing, filled with natural light, and a gallery feature showcasing the light fixture and a window that looks out over the front of the property. Bedroom one offers generous proportions, enhanced by skylights and a large window overlooking the rear garden, and benefits from an ensuite bathroom. Bedroom two is equally appealing, featuring its own ensuite shower room and a dressing room, which is currently functioning as an additional bedroom, further enhancing the flexibility of the space. A staircase from bedroom two leads up to a mezzanine, currently used as an additional study area. Bedroom three is positioned at the front of the property and offers ample space. A beautifully appointed bathroom, offering both a bath and a separate shower and a separate guest W/C complete the upper floor.

Outside, the rear garden is a true highlight of the property. Continuing from the front drive, a gate opens into the back garden, where a patio area borders the house and the driveway extends towards the garages- one single garage and one double garage with a store room on the back- which are fully fitted with electricity and lighting. The garden itself offers generous space and creates a charming retreat, further enhanced by a delightful lodge nestled at the far end of the garden. This lodge is connected to the main house services, with both electricity and water, and provides a serene outdoor escape in the comfort and privacy of your own home.



Details:

Porch

Entrance Hall

Lounge/Diner 13'10" x 18' (4.22m x 5.49m) Both Max

Kitchen 19'3" x 12'5" (5.87m x 3.78m) Both Max

Utility Room 13'8" x 5'7" (4.17m x 1.7m)

Bedroom Four 12'6" x 9'9" (3.8m x 2.97m)

Bedroom Five 13'3" x 7'10" (4.04m x 2.4m)

Shower Room 7'3" x 7'2" (2.2m x 2.18m)

W/C

First Floor Landing

Bedroom One 12' x 12' (3.66m x 3.66m)

Bedroom Two 12'4" x 10'7" (3.76m x 3.23m)

Bedroom Three 12'7" x 10'5" (3.84m x 3.18m)

Dressing Room 10'7" x 6'3" (3.23m x 1.9m)

Bathroom 7'4" x 7'6" (2.24m x 2.29m)

W/C 9'8" x 4'1" (2.95m x 1.24m)

Ensuite Bathroom 6'9" x 6'1" (2.06m x 1.85m)

Ensuite Shower Room 5'4" x 6'1" (1.63m x 1.85m)

Study 10'7" x 8'1" (3.23m x 2.46m)

Double garage 17'5" (5.3) x 30'6" (9.3) & 10'8" (3.25) x 24'1" (7.34)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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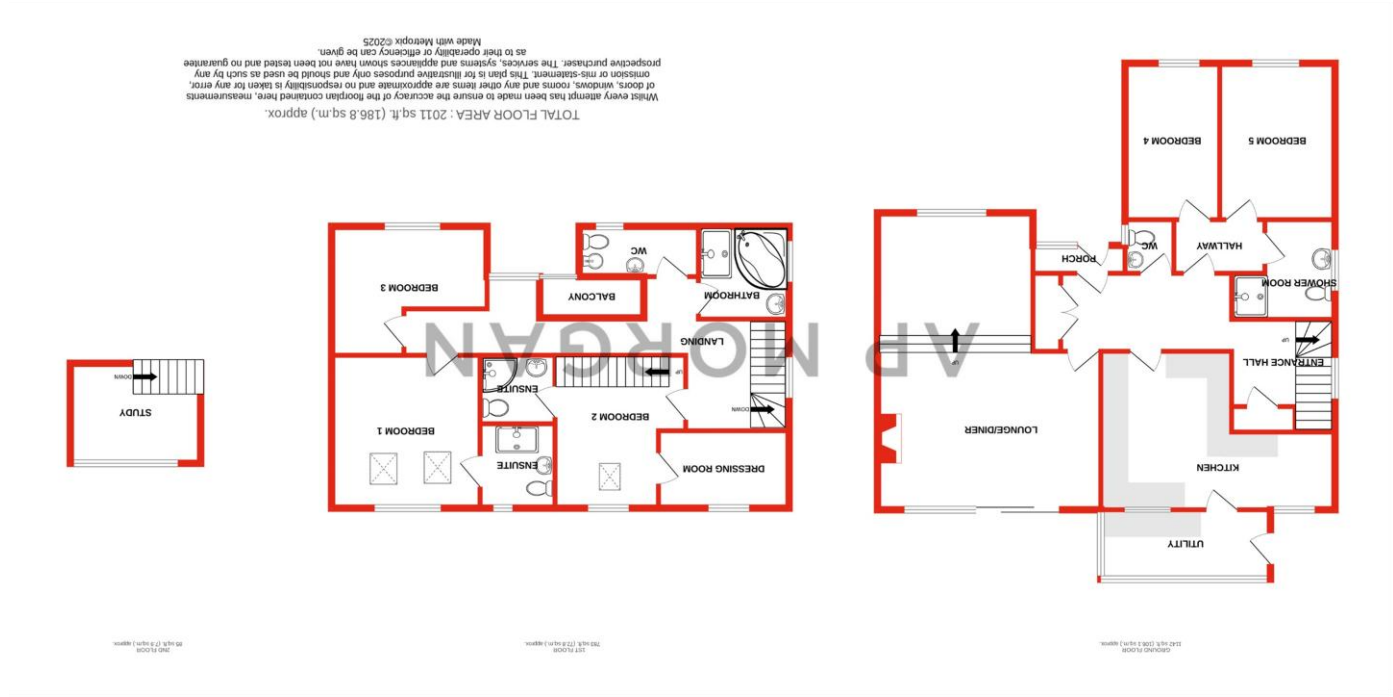
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