

AP MORGAN



Dark Lane, Romsley, Halesowen
Guide Price £425,000

Features:

- Well-presented detached family home
- Four good-sized bedrooms
- Highly-regarded location in Romsley
- Spacious lounge & separate dining room
- Kitchen & generous utility room
- Family bathroom & ground floor w/c
- Attractive rear garden
- Large driveway with EV charge point & garage store

Description:

Situated in the picturesque village of Romsley, near Halesowen, this well-presented four-bedroom detached family home occupies a generous plot and boasts far-reaching elevated views to the rear.

The property is set back from the road and approached via a spacious driveway, offering ample parking for multiple vehicles. It also features an electric vehicle charging point and side-hung doors leading to a garage store room.

Upon entering, the welcoming hallway provides access to a well-proportioned lounge, complete with a charming feature fireplace, and a separate dining room ideal for entertaining. The kitchen is fitted with a range of units and leads through to a generous utility room with additional access to the rear garden. A guest WC, home office, and a versatile front store room—equipped with power sockets—complete the ground floor.

Upstairs, the first-floor landing leads to four well-sized bedrooms and a family bathroom benefitting from a bathtub and separate shower enclosure. The property also benefits from a combi boiler still under warranty and a partially boarded loft space, offering additional storage.

Externally, the generous rear garden is primarily laid to lawn, with a sweeping pathway leading down to a patio seating area with a pergola and outdoor power sockets. Towards the rear, a timber decking area provides another space to relax, while a large shed store—fitted with power—offers excellent storage solutions.



Positioned within a semi-rural location in the sought-after village of Romsley, the idyllic Waseley Hills Country Park is within close proximity, while the nearby Clent Hills provide endless opportunities for riding, walking, and outdoor pursuits. Romsley itself offers a primary school, children's nursery, two public houses, independent outlets, and a convenient store, while also benefiting from easy access to the M5, M6, and M42 motorways. The nearby towns of Halesowen, Rubery, and Bromsgrove provide further amenities.

Details:

Porch

Entrance Hall

Lounge 5.3 x 3.75

Dining Room 3.05 x 2.98

Kitchen 3.05 x 2.83

Utility Room 2.47 x 2.83

Office 2.09 x 2.31

Garage Store 2.90 x 2.32

First Floor Landing

Bedroom One 3.53 x 4.02 Both max

Bedroom Two 2.81 x 3.42

Bedroom Three 2.80 x 2.41

Bedroom Four 2.52 x 2.68 Both max

Bathroom 1.86 x 3.28

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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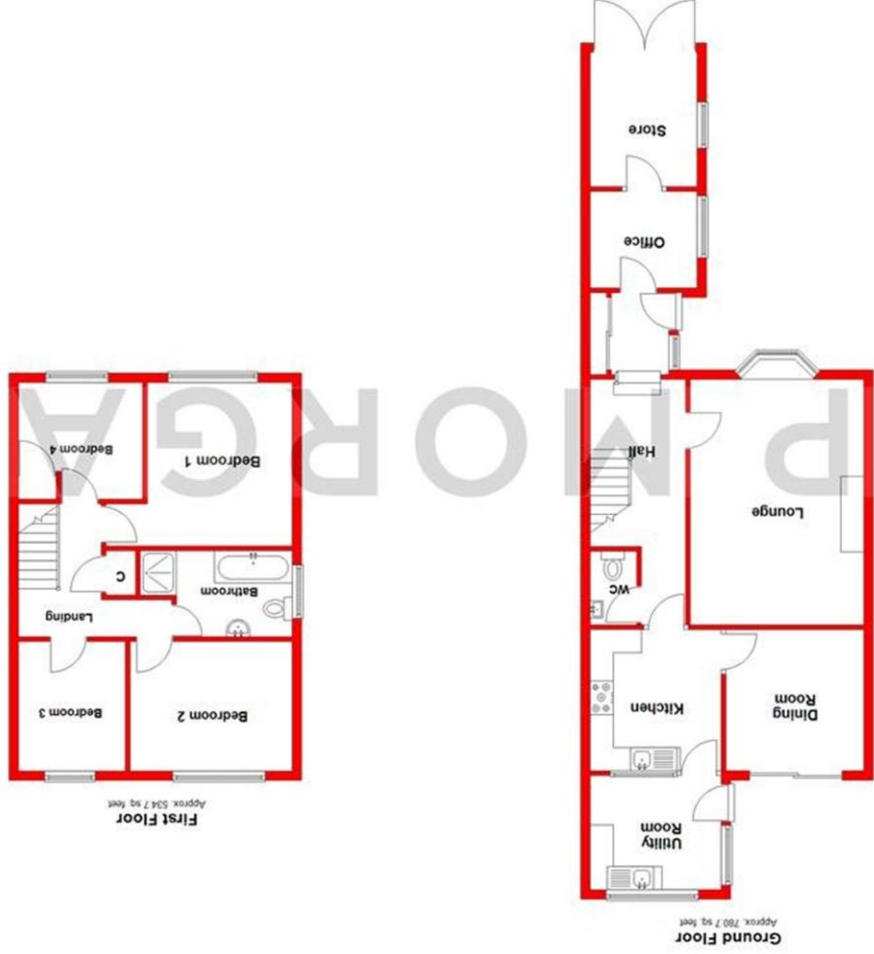
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