Romsley Hill Grange Farley Lane
Halesowen
B62 0LN

Guide Price £295,000
Wow factor with a capital W. This amazing three bedroom property is situated on the outskirts of the Romsley Hill Grange complex sitting within the approximately 12.5 acres of landscaped communal gardens and on the edge of woodland. As well as the community spirit, don't be surprised at visits from local wildlife - Deer, Foxes and not to mention the superb birdlife. This stunning ground floor apartment has had all windows and doors renewed in 2016 and appears more to be a spacious family home with porch, welcoming entrance hall, beautifully renovated breakfast kitchen, master bedroom with en-suite shower room, two further double bedrooms, separate family bathroom, dining room and lounge overlooking landscaped rear garden and woodland, two car garage and parking. This property must be viewed to be fully appreciated. Leasehold. DAG 20/4/17 V2 EPC=D
Location
The property has the usual benefits of semi rural living with the National Trust Clent Hills and Walton Hills on your doorstep, yet within easy commuter bus routes to Halesowen and Bromsgrove and positioned nicely between the towns Halesowen, Stourbridge and Bromsgrove offering a range of local amenities. Junction 3 and 4 of the M5 motorway network is also within a short drive away.

Approach
Via pathway leading through landscaped communal gardens and grounds with the use of a Summer house, BBQ, bowling green and tennis courts are also available within the grounds, door gives access to:

Covered Porch
With double glazed front door, giving access to cloaks lobby and further to inner glazed door with stained glass windows to the side into the front hallway with herringbone Karndean flooring and doors radiating off to:-

Master bedroom suite 9’6" x 15’5" to wardrobe (2.9 x 4.7 to wardrobe)
Two windows overlook the communal gardens, feature high gloss wardrobes, wall mounted economy 7 heater, door leading to:

En-suite shower room
Double glazed obscured window to front elevation, double shower cubicle with shower, pedestal wash hand basin, w.c., heated towel rail, complementary tiling to walls and floor, inset ceiling downlighters.

Dining room 14’9" x 10’5" (4.5 x 3.2)
Coving to ceiling, economy 7 storage heater, arch entrance leading to:

Guide Price £295,000
Leasehold
Lounge 17'4" x 18'0" (5.3 x 5.5)
This room is full of light due to the dual aspect windows both overlooking communal gardens and woodlands. Double glazed patio door overlooking woodlands, feature window and door to side, log burning stove with arched fireplace and slate hearth, coving to ceiling, economy 7 storage heater, archway giving access back to dining room.

Inner hallway
Having karndean flooring, economy 7 storage heater, coving to ceiling, two doors offering storage space and airing cupboard, doors to:

Bedroom two 10'2" x 17'8" (3.1 x 5.4)
Two double glazed windows to rear elevation overlooking communal gardens and woodland, fitted wardrobes, economy 7 storage heater. A perfect place for a study or a studio like the current vendor uses for painting and art work.

Bedroom three 7'6" x 17'0" (2.3 x 5.2)
Double glazed window to rear, economy 7 storage heater, fitted wardrobes, coving to ceiling.

Family bathroom
Double glazed obscured window to rear, w.c., pedestal wash hand basin, claw foot free standing bath, complementary tiling to walls, heated towel rail, wall mounted economy 7 heater.

Kitchen 11'9" x 14'9" (3.6 x 4.5)
Double glazed window to front, stainless steel sink with drainer and mixer tap set in high gloss work surfaces, Aga stove cooker, Shaker style wall and base units with work surfaces over, separate electric oven and induction hob, complementary tiling to splashback areas, breakfast area with wooden panelling to walls, door giving access to garage.

Two car garage 16'4" x 17'4" (5.0 x 5.3)
Two separate up and over doors, space for storage and entrance to utility.

Utility area
Sink with drainer, plumbing for automatic washing machine, space for appliances, entrance to outside.

Outside
A pathway gives access to useful log store.

Communal gardens
Set within approximately 12.5 acres of beautiful mature gardens and tennis courts, bowling green and woodland. Romsley Hill Grange is set close to some of Worcestershire’s most beautiful countryside. There is also visitor parking spaces.

AGENTS NOTE
Client must note that the current lease does not allow pets at this property.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, A buyer is advised to obtain verification from their solicitor. A copy of the lease should be obtained before making any further decisions regarding buying this property. We are advised that there is approximately 148 years left to run on the lease with an annual service charge of £2,800.00.

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 reserves the right to obtain electronic verification.

18 Hagley Road, Halesowen, West Midlands, B63 4RG
info@lexallanandgrove.com
0121 550 5400
www.lexallanandgrove.com

IMPORTANT NOTICE. 1. No description or information given whether or not those 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 & Grove do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan & Grove or the seller. 2. The photographs and artists impressions 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 & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.