



99 Dark Lane  
Halesowen,  
West Midlands B62 0PJ  
*Auction Guide £325,000*

*...doing things differently*



BEING SOLD VIA MODERN METHOD OF AUCTION. THE AUCTION ENDS ON 21ST MAY 2024

A rare opportunity to purchase a unique three bedroom detached cottage, OFFERED WITH NO ONWARD CHAIN that located in the highly sought after village of Romsley.

The Village itself benefits from a host of independent stores and amenities; including the award-winning local butchers, local Co-op store and post office, hairdresser, ladies dress shop, Romsley Country Store, children's day nursery and two pubs. The property benefits from catchment into St. Kenelm's First School, a feeder school to the extremely popular Haybridge High School.

The layout comprises of entrance porch, a large Lounge with stairs leading to first floor, and feature fire place, a well proportioned dining area leading through to the kitchen. off the kitchen running the length of the property is the utility area providing access the ground floor w.c., laundry, and rear access to driveway.

Upstairs is a large landing, two well proportioned double bedrooms, a further good sized bedroom and the house Bathroom.

Externally the cottage offers two gated accesses with a block paved driveway surrounding the property. Situated on approx. 0.22 acres and featuring mature gardens, and a generously sized outbuilding that offers potential as office/ storage space/converted to a double garage. AF 18/6/24 V6 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 wooden gate leading to driveway and giving access to double glazed door leading into:

### Porch

With tiled floor and door into:

### Lounge 20'11" x 12'1" max (6.4 x 3.7 max)

Wooden beams to ceiling, wall light points, two double glazed windows, two central heating radiators, exposed brick fireplace, stairs to first floor accommodation and door through to diner.

### Diner 11'9" x 12'1" (3.6 x 3.7)

Faux wooden beam, two double glazed windows, two wall light points, wall panelling, vinyl floor, door through to kitchen.

### L shaped kitchen 5'6" x 10'5" 8'10" x 4'7" (1.7 x 3.2 2.7 x 1.4 )

Two ceiling light points, double glazed window, wall and base units, sink with drainer, four ring gas hob, oven, half tiled walls, tiled floor, central heating radiator, access to utility.

### Utility 4'11" x 20'11" (1.5 x 6.4)

Two ceiling light points, two double glazed windows, half tiled walls, tiled floor, central heating radiator, door to rear.

### Downstairs w.c.

Ceiling light point, window, half panelled walls, tiled floor, w.c. and central heating radiator.

### Laundry room

Central heating boiler, double glazed window, plumbing for washing machine, laminate tiled flooring.

### First floor landing

Z shaped landing, double glazed window and doors radiating to:

### Bedroom one 11'9" x 13'1" (3.6 x 4.0)

Spotlights to ceiling, two double glazed windows, central heating radiator.

### Bedroom two 11'5" max x 14'1" max (3.5 max x 4.3 max)

Spotlights to ceiling, loft hatch, two double glazed windows, central heating radiator.

### Bedroom three 9'6" x 9'10" excluding wardrobe (2.9 x 3.0 excluding wardrobe)

Loft hatch, double glazed window, central heating radiator, three built in storage cupboards.

### Bathroom

Double glazed window, splashback panelling to walls, extractor, bath with shower over, wash hand basin vanity unit, w.c.

### Outbuilding / Store

### Garden

Wrap around the property.







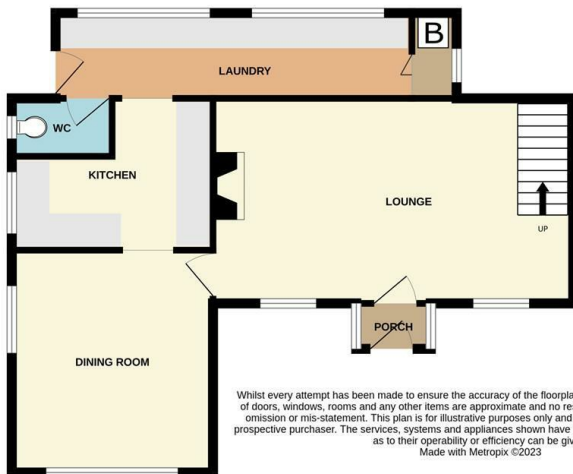




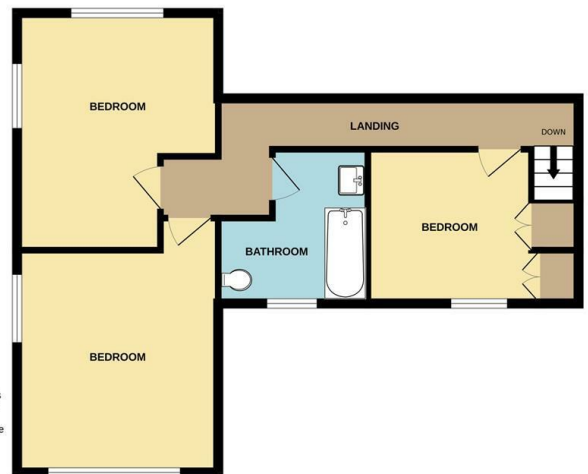




GROUND FLOOR



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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## 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

## Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft

Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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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