



Port Erin Chapman's Hill  
Halesowen,  
West Midlands B62 0HB

*Guide Price £450,000*

*...doing things differently*



VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS THREE BEDROOM DETACHED PROPERTY BEING OFFERED FOR SALE WITH NO UPWARD CHAIN. Situated on the rural Chapmans Hill in Romsley and being full of character and has the benefit of having two garages, secluded rear garden and three good sized bedrooms. The accommodation is spread across two floors and is situated just a stone's throw away from Waseley Hill Country Park making this the ideal family home. This wonderful property comprises of entrance hall, lounge, dining room, kitchen, outhouse, utility room, store room. On the first floor landing you have storage space and doors leading to three good sized bedrooms and house bathroom. Viewings are highly recommended for this beautiful property. Please contact the office at your earliest convenience to arrange your viewing. TB 7/12/21 V3 EPC=F



***Lex Allan Grove loves...***  
the rural location













### 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. Our sales Negotiator Jamie Cotton has been and is a local Romsley lad with excellent first hand local knowledge which he is happy to share with both vendors and purchasers alike.

### Approach

Via a slabbed mosaic style driveway leading to front door, side access and access to garage.

### Entrance hall

Electric radiators, stairs to first floor accommodation, doors leading to kitchen, lounge and store room.

### Lounge 20'4" x 10'9" (6.2 x 3.3)

Double glazed window to front, Brickwork feature fireplace, t.v. point, electric radiator, double doors leading to:

### Dining room 11'5" x 10'2" (3.5 x 3.1)

Electric radiator, double glazed bow window to rear, double glazed window to side, door leading to rear garden.











**Kitchen 14'1" x 9'10" (4.3 x 3.0)**

Stainless steel sink unit and drainer, range of wall and base units, integrated dishwasher, walls part tiled, electric radiator, double glazed window to rear, hob, integrated oven, t.v point.

**Outhouse 6'10" x 2'7" (2.1 x 0.8)**

Separate door's leading to rear garden, door to utility and garage.

**Utility 7'2" x 5'6" max (2.2 x 1.7 max)**

With w.c., plumbing for washing machine, built in storage cupboard housing hot water tank, wash hand basin.

**Store room 4'7" x 4'11" (1.4 x 1.5)**

Built in storage cupboards.

**First floor landing**

Two built in storage cupboards, two double glazed frosted windows to front and side, access to loft space.

**Bedroom one 21'11" x 10'9" (6.7 x 3.3)**

Two electric radiators, two double glazed windows to side and rear, t.v point.

**Bedroom two 9'10" x 10'9" (3.0 x 3.3)**

Electric radiator, double glazed window to front, built in storage cupboard.

**Bedroom three 7'6" x 9'10" (2.3 x 3.0)**

Double glazed window to rear, electric radiator.

**House bathroom**

Heated towel rail, enclosed shower, w.c., wash hand basin with storage beneath, frosted double glazed window to side, high-level wall-mounted electric heater.

**Rear garden**

Slabbed patio area with steps leading to further patio area and lawn garden, mature plant and shrubs borders.

**Integral garage 17'0" x 8'6" (5.2 x 2.6)**

Electric meters, double door, good sized storage space above.

**Detached garage**

Up and over door.

**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.

**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.

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