Grove.

FIND YOUR HOME



4 Winston Drive
Romsley, Halesowen,
West Midlands
B62 0PD

Offers In The Region Of £600,000



NO UPWARD CHAIN

A truly impressive and well appointed detached dorma bungalow benefitting from being thoughtfully modernised by the current owners. Winston Drive is located in the highly popular village of Romsley. Romsley village offers a range of facilities and amenities, local shops, good transport links and highly desirable schools.

The layout in brief comprises of entrance hall, a ground floor shower room with w.c., study/bedroom four, a spacious lounge with patio doors leading out to rear, well appointed breakfast kitchen/diner with under floor heating and access to utility/side store, good sized second bedroom with built-in wardrobes and bedroom three is also a double. Heading upstairs is a landing that provides access to the main bedroom. The main bedrooms is a spacious double bedroom with velux style windows, a Juliette balcony and access to the dressing room. The main bedroom further benefits from en-suite bathroom featuring free standing bath. There are T R Valves digitally controlled on every radiator in this property.

Externally the property offers ample off road parking to frontage with access to garage and store room located to rear. At the rear of the property is a large rear garden with paved seating area near to property. AF 26/10/26 V4 EPC=D



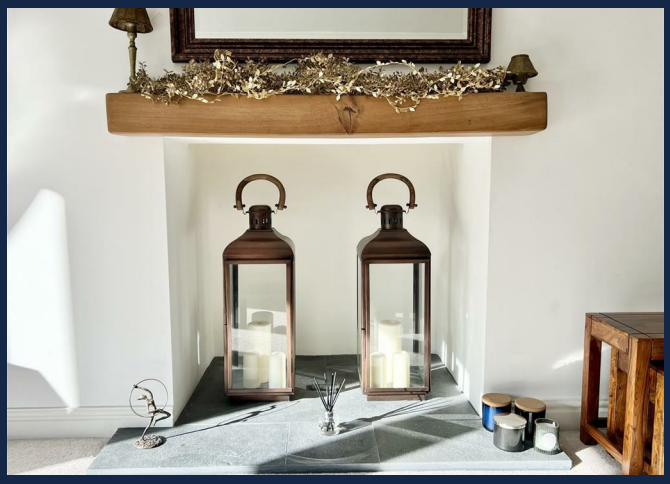

















Approach
Via paved driveway offering parking for two vehicles, lawned area to side, access to to garage, paved steps leading to double glazed front door, external cctv.

Entrance hallway
Ceiling light point, central heating radiator, heat controls, alarm controls, wood effect laminate flooring, stairs to dormer bedroom, access to lounge, kitchen, two bedrooms, ground floor w.c.

Lounge 21'8" x 15'9" (6.6 x 4.8)
Double glazed French doors leading to rear, double glazed window to either side, ceiling light points, feature fireplace with solid wood mantel, central heating radiator.

Breakfast kitchen 10'10" x 21'8" (3.3 x 6.6)
Double glazed bifolding doors to rear garden, ceiling light points, wall and base units, granite work surfaces over, induction hob, built in fridge freezer, double oven and microwave, centre island has recessed one and a half bowl sink with drainer and built in dishwasher, wood effect laminate flooring, under floor heating and store cupboard.

Utility/store 2'11" x 21'8" (0.9 x 6.6)
Sky light, double glazed door to rear with frosted glazed inserts, combination boiler, space for appliances, wall lighting, part tiled flooring.






















Bedroom two 11'10" x 10'10" (3.6 x 3.3)
Double glazed window to front with wooden shutters, ceiling light point, central heating radiator.

Office/bedroom four 5'11" x 6'11" (1.8 x 2.1)
Double glazed window to side with blinds, ceiling light point, loft access hatch, central heating radiator, wood effect laminate flooring.

Ground floor shower room
Double shower cubicle, tiled walls, low level w.c., wash hand basin with storage below, tiled flooring, wall mounted extractor, central heating radiator.

Bedroom three 12'9" x 10'9" max (3.9 x 3.3 max)
Double glazed window to front with wooden shutters, ceiling light point, built in wardrobes, central heating radiator.

First floor landing
Double glazed window to front with wooden shutters, ceiling light point.

Master bedroom 15'1" x 15'1" min 19'8" max (4.6 x 4.6 min 6.0 max)
Double glazed French doors to Juliet balcony, ceiling windows, spotlights to ceiling, central heating radiator, eaves storage.

Dressing area 7'10" into wardrobe x 6'10" into wardrobe (2.4 into wardrobe x 2.1 into wardrobe)
Built in wardrobes with internal lighting, spotlights to ceiling, door to storage into eaves.

En-suite
Double glazed frosted window to side, free standing bath with shower attachment, wash hand basin with built in storage below, low level w.c., central heating towel radiator, laminate flooring.

Garage 16'1" x 9'2" (4.9 x 2.8)
Up and over door, ceiling light point, gas meter and fuse board, access to rear store.

Store 12'2" x 6'11" min 8'6" max (3.7 x 2.1 min 2.6 max)
With ceiling spotlights, electric, double glazed door to rear garden.


GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.
1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.
KITCHEN/DINER
LOUNGE
STORE
B
LAUNDRY & PASSAGE
SHOWER ROOM
BEDROOM
GARAGE
STUDY
UP
ENTRANCE HALL
BEDROOM
MASTER BEDROOM
ENSUITE
LANDING
DOWN
DRESSING ROOM
STORAGE
TOTAL FLOOR AREA : 1905 sq.ft. (177.0 sq.m.) approx.
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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Rear garden
Paved seating area, raised lawn area bordered by sleepers with integral lighting, paved step up to lawn, mature borders and central mature flower bed, slabbed foothpath to side leading to rear garden with area for shed. The garden has cctv to rear.

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, Grove Properties Group 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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