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1, Farley Lane, Romsley, B62 0LN
Guide Price £525,000

Farley Barn

Welcome to Farley Barn, a wonderfully renovated three bedroom barn conversion located on Farley Lane in Romsley. Positioned in a beautiful countryside location, this property offers the benefits of rural living whilst also being within easy reach of the local amenities in the nearby villages of Romsley and Belbroughton. For commuters, the motorway is just a short drive away and provides links to Birmingham, Worcester, London and beyond. For families, there is schooling at primary level in both Romsley and Belbroughton, along with being in catchment for the high schools in Hagley village.

Comprising a lovely open plan kitchen diner, snug, further living room and w.c., the downstairs accommodation provides flexibility and space to enjoy time together. Upstairs, the three bright and airy bedrooms offer far reaching views and the family bathroom benefits from a separate bath and shower cubicle.

Externally, there are two outdoor spaces to enjoy with a lawned garden to one side and a courtyard terrace to the other. For parking, the gravel driveway allows for ample vehicles, ensuring off road parking.

Throughout Farley Barn you will find many character features, including oak beams, iron spiral staircase, exposed brick walls and vaulted ceilings. If you are looking for a truly unique character property, please contact our Hagley branch to arrange a viewing.







Approach

Approached via gravel driveway with gate through into the garden and steps down to the front door.

Kitchen Diner 15'5" x 24'3" (4.7 x 7.4)

With double glazed window and door to front, central heating radiator and part wood, part tiled flooring. Featuring various fitted wall and base units with work surface over and a matching island, Belfast sink and integrated dishwasher. There is space for a large oven and fridge freezer, along with further space for a dining table and chairs. The iron spiral staircase leads to the first floor landing and doors lead through to:

Snug 15'8" x 14'1" (4.8 x 4.3)

With double glazed window and doors out to the garden and courtyard, central heating radiator, wood flooring and feature fireplace with brick surround.

Living Room 15'8" x 13'5" (4.8 x 4.1)

With doors to side, central heating radiator and character beams overhead. There are also steps down to the w.c.

W.C.

With obscured window to front, chrome heated radiator and wood flooring. There is a w.c., sink and door through into the boiler room.

Boiler Room

With obscured window to front and house boiler.

First Floor Landing

With large window to side, character beams overhead and iron spiral staircase.

Bedroom One 15'5" max 9'2" min x 11'9" max 7'10" min (4.7 max 2.8 min x 3.6 max 2.4 min)

With double glazed window to front, central heating radiator and character beams overhead.

Bedroom Two 13'5" x 13'9" (4.1 x 4.2)

With two skylights to side and central heating radiator.

Bedroom Three 5'10" x 11'5" (1.8 x 3.5)

With double glazed window to rear and skylight overhead, central heating radiator and character beams overhead.



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Bathroom

With skylight to side, wood flooring and tiling to walls. There is a hand wash basin, w.c., shower cubicle and fitted bath with hand held shower.

Garden

Accessed via steps up with paved patio area, lawn and a raised planter bed. This space offers ample room for both seating furniture and children's play equipment.

Courtyard

An additional outdoor space to enjoy with part gravel, part paved flooring, walled border for privacy and access to the front of the property.

Tenure - Freehold

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

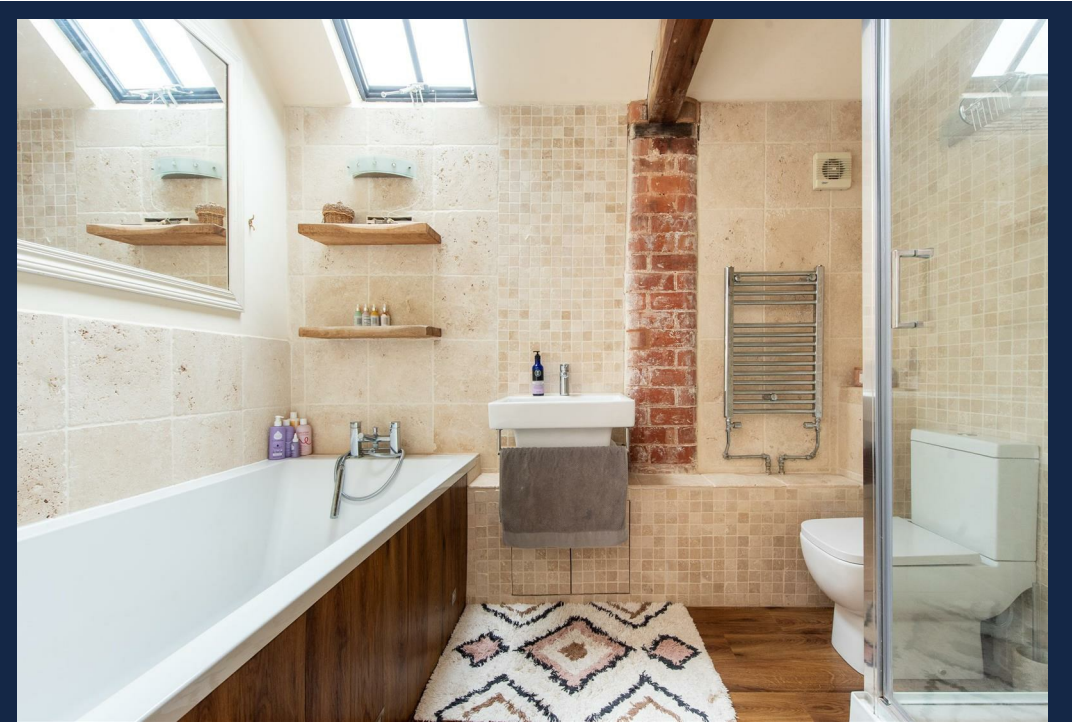
Tax band is

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.



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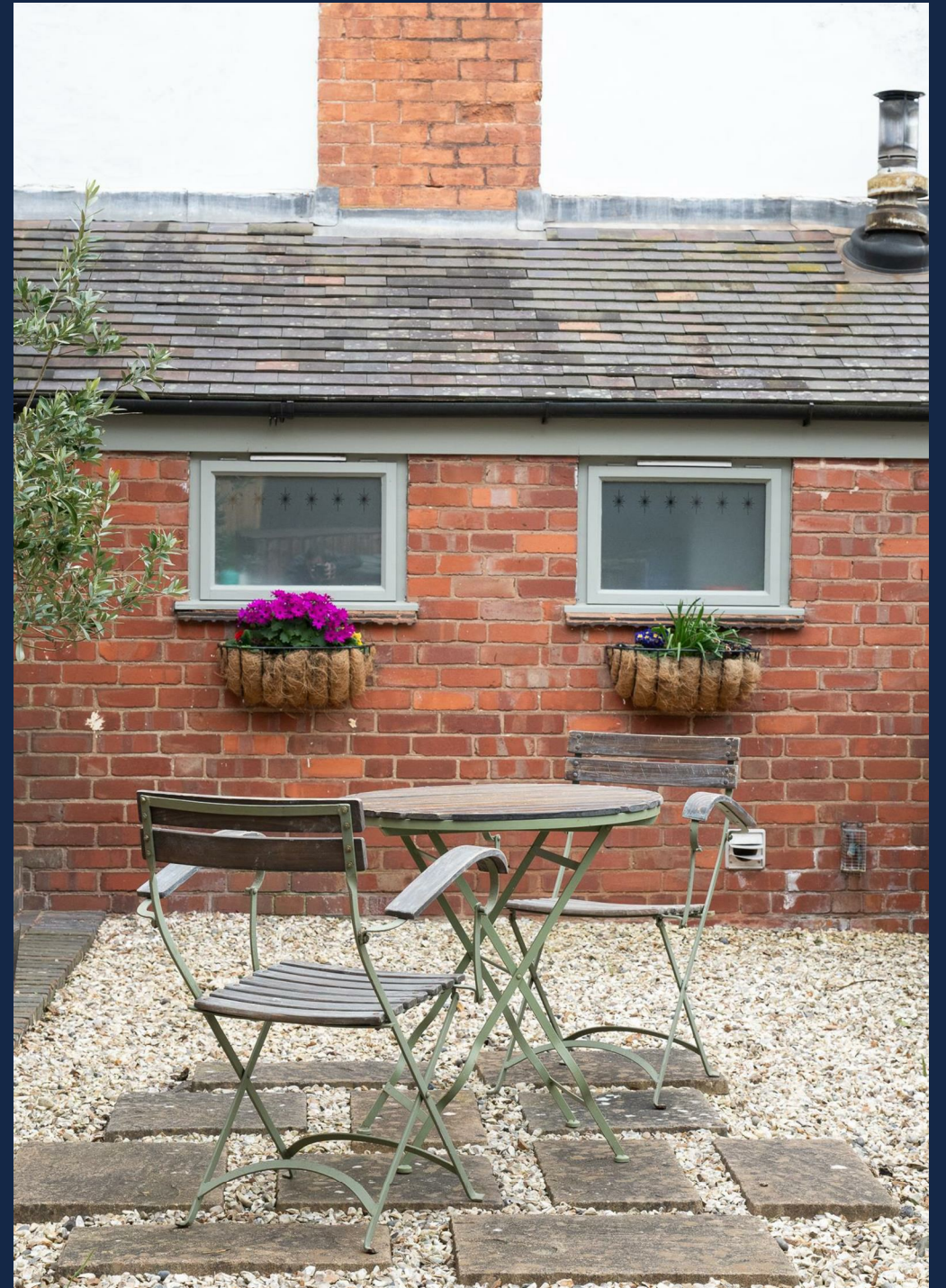
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

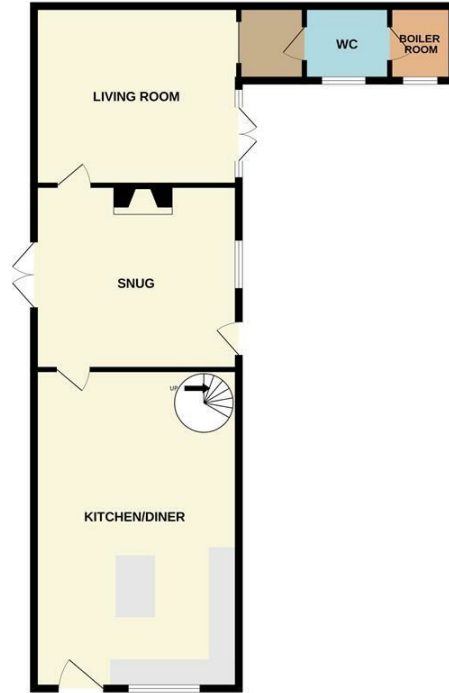


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GROUND FLOOR



1ST FLOOR



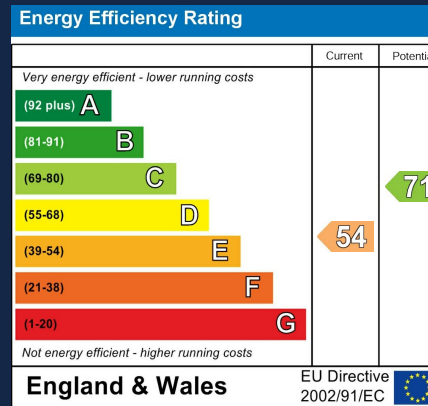
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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