



Grove.

FIND YOUR HOME

3 Dark Lane, Romsley B62 0PW
By Auction £599,000

3 Dark Lane

Grove Properties Group are pleased to present this substantial four-bedroom property with fabulous potential to extend and convert. The main property consists of a welcoming entrance hall, three reception rooms, kitchen and four generously sized bedrooms, the main with ensuite and a further modern family bathroom.

This property provides a rare development opportunity to create two separate dwellings or to adapt into a multigenerational home, depending on your family's needs. What was previously a triple car garage is now a partially converted apartment with the potential to be a three bedroom detached property accommodation both downstairs and upstairs

With its elevated position, the garden is an ideal space to enjoy the far-reaching views both during the day and into the evening. The addition of a summerhouse containing its own kitchenette and w.c. offers a great space to entertain or as an office space to work from home.





Approach

Approached via large tarmac driveway with steps up to pathway leading to outdoor porch area.

Entry Hall

With double glazing bay window to front, central heating radiator and solid oak flooring throughout. There is a solid wood staircase to the first floor landing with understairs storage and doors lead to:

Living Room 10'9" x 11'1" (3.3 x 3.4)

With window to rear and bow window to front, two central heating radiators, solid oak flooring and feature fireplace with log burner.

Lounge 13'1" max 9'6" min x 21'11" max 5'6" min (4.0 max 2.9 min x 6.7 max 1.7 min)

With double glazing bay window to front and further bay window to side, central heating radiator and feature brick wall with log burner.

Kitchen 14'1" x 12'1" (4.3 x 3.7)

With double glazing window to side, tiling to floor and fitted wall and base units with work surface over. There is a one and a half bowl stainless steel sink with drainage, space and plumbing for white goods and further space for a range cooker, along with a large pantry cupboard for storage. Doors lead to:

Dining Room 10'9" x 12'1" (3.3 x 3.7)

With sliding patio doors to the side, solid oak flooring throughout and internal door into passageway.

First Floor Landing

With double glazing bay window to front, central heating radiator and fitted storage cupboards. There is a further storage cupboard with internal staircase giving access to the loft. Doors lead to:

Bedroom One 14'1" max 11'1" min x 12'9" max 9'2" min (4.3 max 3.4 min x 3.9 max 2.8 min)

With double glazing window to side, central heating radiator and opening through to dressing area and ensuite.

Dressing Area

With central heating radiator and door through into the ensuite.





Ensuite

With double glazing window to rear, chrome heated towel radiator and tiling to floor, half walls and shower cubicle. There is a fitted vanity sink, w.c. and shower cubicle.

Bedroom Two 10'5" x 12'9" (3.2 x 3.9)

With dual aspect double glazing windows to side and rear, central heating radiator and access to loft via hatch.

Bedroom Three 10'9" max x 13'9" max (3.3 max x 4.2 max)

With double glazing bay window to front and central heating radiator.

Bedroom Four 10'9" x 11'1" (3.3 x 3.4)

With double glazing window to front and central heating radiator.

Bathroom

With double glazing window to side, central heating radiator and tiling to half walls and shower cubicle. There is a fitted vanity sink with storage, w.c., fitted bath with hand held shower and separate shower cubicle with hand held and drench head over.

Garden

A split level garden with fantastic far reaching views, various lawn areas accessed via steps and a summerhouse with bar area, kitchenette and w.c.

Summerhouse 10'5" x 18'8" (3.2 x 5.7)

With double glazing windows to side and front, sliding glass doors to the front and ample space for a bar area, living and dining furniture. This space could be used for entertaining friends and family, or as an office, workshop or gym.

Summerhouse- Kitchenette

With a one and a half bowl stainless steel sink, two ring hob and space for white goods.

Summerhouse- W.C.

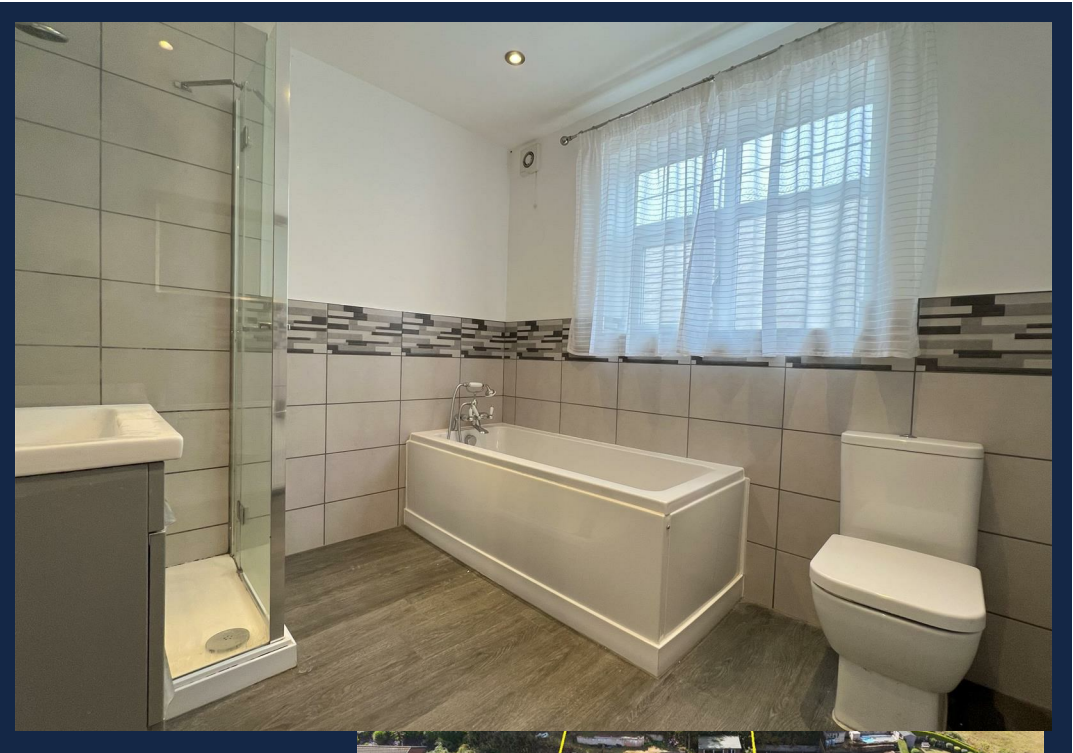
With w.c. and hand wash basin.

Apartment

Previously a triple garage, this space has partially been converted and has great potential for any buyer to convert into a separate dwelling.

Apartment-Entry Hall

With stairs leading to the first floor and opening through into:





Apartment- Potential Living Area 12'1" max x 21'7" max (3.7 max x 6.6 max)
With double glazing window to front and opening through into:

Apartment- Potential Kitchen and Bathroom 9'2" x 8'6" (2.8 x 2.6)
Accessed via the potential living area.

Apartment- Upstairs Reception Room 25'3" x 17'4" (7.7 x 5.3)
With two sets of double glazing sliding doors out to the balcony with outstanding views, central heating radiator and fitted floor to ceiling storage cupboards. Doors lead to:

Apartment- Bedroom 15'8" x 8'10" (4.8 x 2.7)
With double glazing window to front and access to loft space via hatch.

Apartment- Potential Bathroom 9'2" x 8'6" (2.8 x 2.6)
With double glazing window to front.

Garage 21'11" x 10'9" (6.7 x 3.3)
With ample space for a car or for storage.

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 G.

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.

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 from 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 £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 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 from 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.

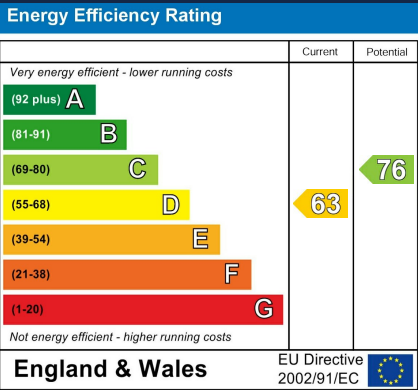
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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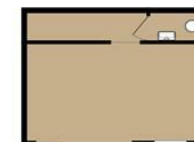
GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
1885 sq.ft. (174.6 sq.m.) approx.



SUMMER HOUSE
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 3519 sq.ft. (326.9 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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