



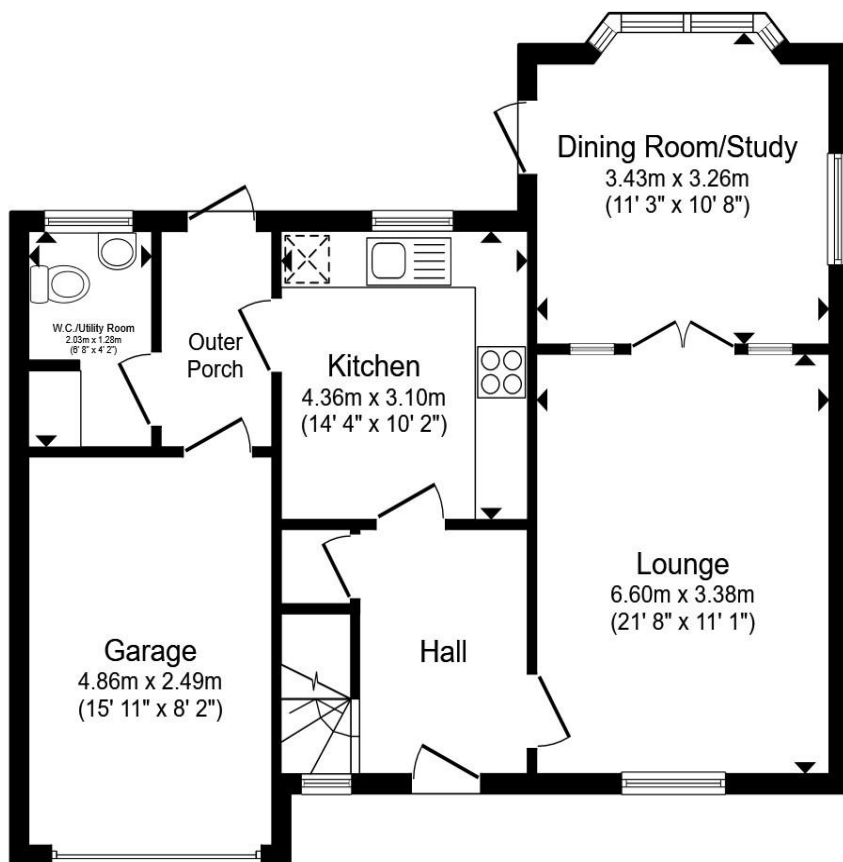
Port Erin Chapmans Hill,Romsley Halesowen B62 0HB

welcome to

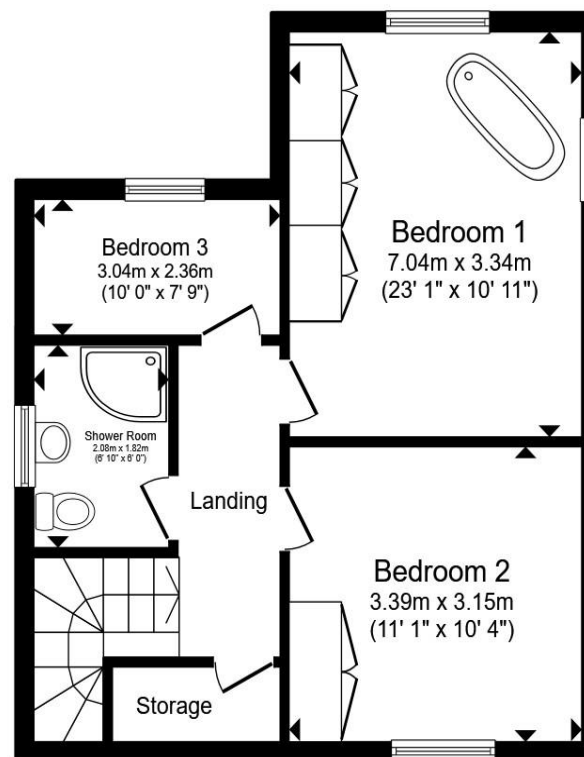
Port Erin Chapmans Hill, Romsley Halesowen

BACK TO MARKET AFTER A PAUSE DUE TO MARKET CONDITIONS EARLIER IN THE YEAR. THIS SUPERB HOME HAS NOW RELAUNCHED AND IS READY TO WELCOME PROSPECTIVE BUYERS FOR VIEWINGS! CALL NOW TO AVOID DISAPPOINTMENT...





Ground Floor



First Floor

Total floor area 101.2 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note

Agents Note

Approach

Entrance Hallway

Lounge

Study/Office

Kitchen

Utility

Outer Porch

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden

Internal Garage

External Garage

welcome to

Port Erin Chapmans Hill, Romsley Halesowen

- RURAL LOCATION ON A PRIVATE LANE WITH DIRECT ACCESS TO COUNTRYSIDE WALKS IN THE NEARBY WASELEY HILLS
- THREE BEDROOM DETACHED WITH A SEPARATE DOWNSTAIRS DEDICATED HOME OFFICE WITH TOTAL FLOOR AREA OF 1152 SQ FT
- BEAUFULLY MODERNISED THROUGHOUT, INCLUDING A BRAND NEW FITTED KITCHEN AND INTEGRATED APPLIANCES
- HOTEL SUITE-STYLE MASTER BEDROOM FEATURING A LARGE DRESSING AREA AND FREESTANDING BATH, WITH DUAL ASPECT WINDOWS OFFERING

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Property Ref:
HAG105650 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property