



High Leasowe, Romsley Lane, Romsley, Bridgnorth, Shropshire, WV15 6HW

01562 820880

Guide Price
£465,000



1 reception
rooms



3 bedrooms



1 Bath/Shower
rooms



Approx 3.5
Acres

Mileage (all distances approximate)

Kidderminster 5.6 miles Bewdley 6 miles Bridgnorth 9 miles Birmingham 23 miles

DIRECTIONS

From Kidderminster take the A442 (Bridgnorth Road) heading north. Continue for approximately 3 miles to the village of Shatterford. On leaving Shatterford take the first right turn onto Romsley Lane and continue for a short distance where High Leasowe will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

High Leasowe is wonderfully positioned Between Bridgnorth & Kidderminster with the thriving village of Alveley around one mile away. Set within private gardens & enjoying elevated panoramic views. On the door step there are walks and bridleways making this a nature lovers paradise. The village of Shatterford has a public house and high class French restaurant. There is good access to the nearby centres of Bewdley & Kidderminster as well as direct rail connections from Kidderminster to Birmingham and Worcester. There is M5 motorway access via Junctions 3 at Quinton & 5 at Wychbold.

Birmingham International airport is very accessible. A bus service from the Bridgnorth Road is available directly to Bewdley High School only approximately 6 miles distant and even more locally Upper Arley Primary school is just over 1 mile away within the village.

DESCRIPTION

High Leasowe is a well proportioned detached bungalow presented to a high standard with three bedrooms, a contemporary shower room, modern fitted kitchen diner, utility/boot room and spacious living room.



The bungalow sits in a wonderful elevated position with private gardens with access to adjoining fenced pasture land totalling approximately 4 acres and hard standing with planning permission for a detached barn - all with wonderful long distance rural views.



The property is approached over a gravelled driveway providing off road parking and turning space with a five bar timber gate leading to the additional hard standing area.



The bungalow has an initial L shaped RECEPTION HALL with access to all further accommodation including an impressive KITCHEN DINER with dual aspect double glazed windows and double glazed sliding doors to paved seating area.

Off the kitchen is a useful UTILITY/BOOT ROOM room with quarry tiled flooring, rolled top work surfacing and space and plumbing for automatic washing machine, tumble dryer and housing a Worcester Dainsmore Oil Fired Boiler.



- Detached Bungalow
- Elevated Position with Impressive Rural Views
- 3 Bedrooms
- Shower Room
- Spacious Living Room
- Modern Kitchen Diner with Utility/Boot Room
- Garage & Workshop
- Stables & Kennels
- Planning Permission for Detached Barn
- Approx 3.5 acres

There is access into an the attached GARAGE with WORKSHOP offering power and lighting with double timbered doors to the front and rear pedestrian door to the rear gardens.



There is a contemporary shower room with a glazed walk in shower with dual wall and ceiling mounted shower, double wash hand basin and close coupled WC.

OUTSIDE

There is an attractive shaped flagstone patio at the front of the property leading to a raised timber decked with a sunken JACUZZI and SWIM SPA taking in the best of the panoramic views. To the other side of the bungalow is attached garage with rear workshop and an attached FITTED KENNEL. To the rear of the property is a detached TIMBER STABLE BLOCK on a concrete base with power and lighting and post and rail fencing with access to the adjoining rear paddocks. The rear pastures have both pedestrian and vehicular gates and are enclosed by post and rail fencing.



There are THREE BEDROOMS with the MASTER BEDROOM to the rear with mirror fronted fitted wardrobes and views overlooking the rear paddocks and beyond.

BEDROOM TWO is situated to the front of the property with a fitted wardrobe.

BEDROOM THREE has fitted wardrobes and cupboards with attractive views to the rear.



PROPOSED DETACHED BARN

Full Planning Permission is granted for the ERECTION OF A PORTAL FRAMED BUILDING FOR DOMESTIC AND EQUESTRIAN STORAGE AND INSTILLATION OF ENTRANCE GATES WITH TELECOM AND EXTERNAL LIGHTING.

Full details can be found by visiting www.shropshire.gov.uk/planning and searching application no.15/01688/FUL

The LIVING ROOM is particularly light and spacious with large double glazed windows to front and side aspect allowing extensive and impressive views with an attractive log burning stove with tiled hearth and wooden mantle over.

SERVICES

Mains Water and Electricity, Septic Tank Drainage and Oil Central Heating are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

METHOD OF SALE

The property will be offered for sale by Public Auction (subject to the conditions of sale and/or prior sale) on 26th September 2017 at Hogarths, Stone Manor Hotel, Stone, Kidderminster, DY10 4PJ at 6.00pm

BUYERS PREMIUM

A Buyers Premium of £500.00 + VAT is applicable and to be paid to the sellers solicitor on the night of the auction.

SPECIAL CONDITIONS

The property will be sold subject to the Conditions of Sale, which are not to be read at the time of the sale but will be available for inspection at the auctioneer's offices for a period of 10 days prior to the time of the sale. The purchaser shall be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof whether he has read the Special Conditions or not.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above the Guide.

SOLICITOR

For the attention of Mrs Y. Boddey
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Floor Plan

Approx. 158.4 sq. metres (1705.3 sq. feet)

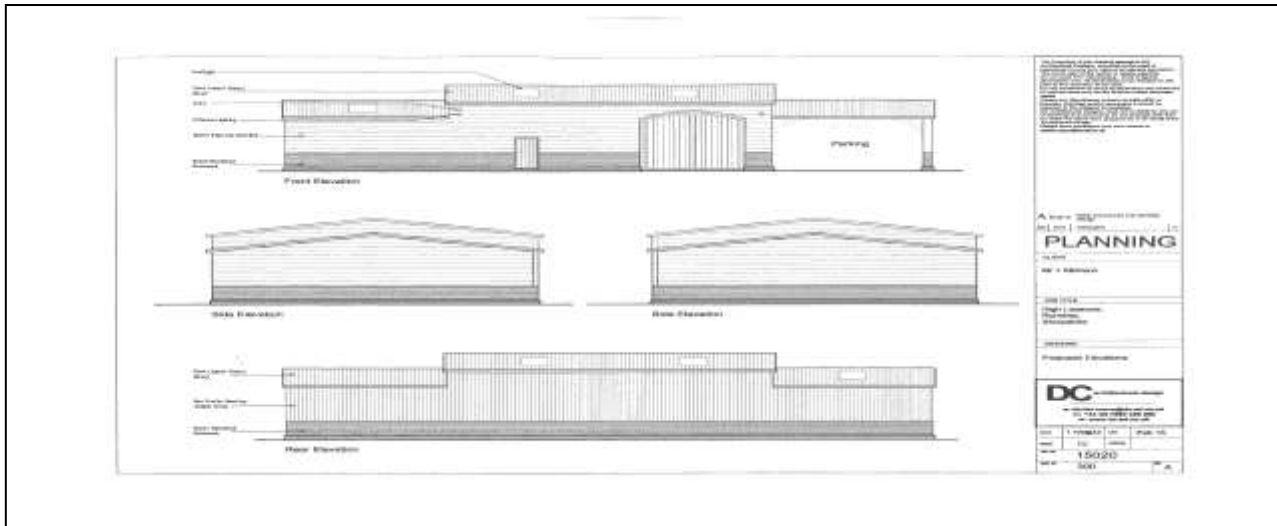
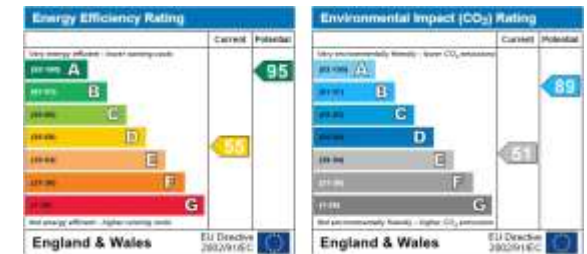


Total area; approx. 158.4 sq. metres (1705.3 sq. feet)

High Leasowe, Romsley Lane



Energy Performance Ratings



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