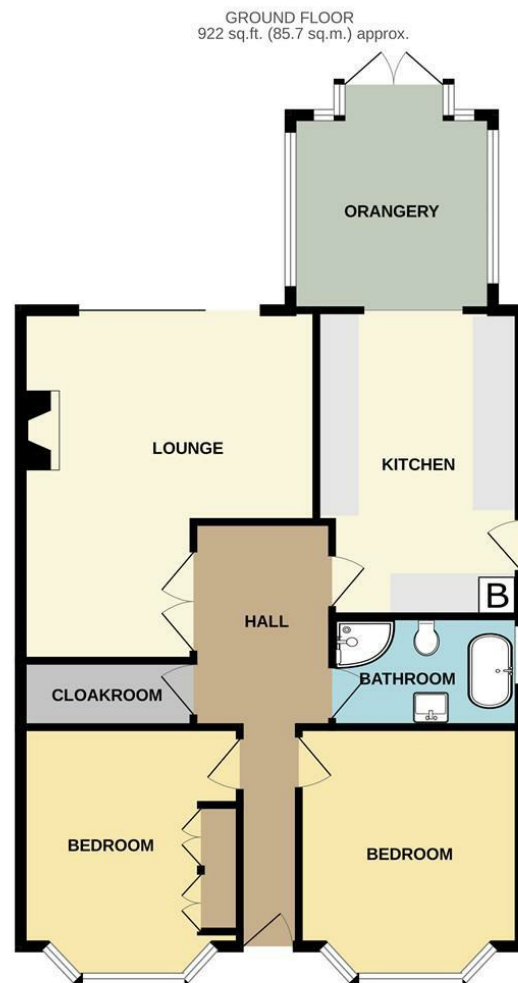


19 St. Kenelms Avenue, Halesowen, B63 1DW



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 5.0/2025



## 19 St. Kenelms Avenue, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

A superbly presented two bedroom detached bungalow in this most sought after of cul-de-sac locations; excellent for transport links, schools and all local amenities. The property briefly comprises: large entrance hall, modern fitted breakfast kitchen, spacious open plan lounge/diner with quality fire and fireplace, impressive orangery with lantern roof feature, two double bedrooms and beautiful modern bathroom with separate shower cubicle. The property further benefits from: long private rear garden, garage to the rear, good sized driveway, gas central heating and double glazing. A RARE OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW IN THIS FANTASTIC SPOT. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

**Offers In The Region Of £399,950 - Freehold**

**Hicks Hadley**



### Entrance Hall

With obscured double glazed front door, loft hatch, storage cupboard, central heating radiator and doors into:

### Open Plan Lounge/Diner 18'10 x 14'8 (max) (5.74m x 4.47m (max))

Having remote controlled Faber gas fire, high quality feature fireplace, integrated cupboard, central heating radiator and double glazed sliding door to rear elevation.

### Refitted Breakfast Kitchen 16'4 x 9'9 (4.98m x 2.97m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, a range of integrated appliances to include: fridge and freezer, AEG double oven, AEG induction hob, modern style extractor over, washing machine and dishwasher, ceramic tiling, modern vertical central heating radiator, spotlights and open access into:

### Impressive Orangery 11'3 x 10'2 (max) (3.43m x 3.10m (max))

Having lantern skylight windows, spotlights, ceramic tiling, double glazing to side and rear elevation and double glazed French doors into garden.

### Bedroom One 12'5 x 11' (max) (3.78m x 3.35m (max))

With central heating radiator and double glazed bay window to front elevation.

### Bedroom Two 12'5 x 11' (max) (3.78m x 3.35m (max))

With central heating radiator, integrated wardrobe and double glazed bay window to front elevation.

### Modern Refitted Bathroom

Having freestanding bathtub, wall mounted bath taps, vanity wash hand basin, low flush wc, corner shower cubicle, spotlights, heated towel rail and obscured double glazed window to side elevation.

### Garage 16' x 12'1 (4.88m x 3.68m)

Located at the rear of the property; with electric and up and over entrance door.



### Outside

Front: With low level wall and lawn to left hand side, adjacent good sized block paved driveway leading to the front door and side gate to the right hand side.

Rear: With large patio area leading to long lawn area and garage located at the rear.

### Agents Note

All main services are connected (Gas/Electric/Water).

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band: D

EPC: D

Tenure Information: Freehold

Any Other Material Facts : Traditional Brick Build

