






76 St. Kenelms Avenue

Halesowen, B63 1DN

Andrew Grant

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A stylish and contemporary family home, which has a stunning extension at the rear featuring a beamed and vaulted ceiling.

Key features

- Desirable location
- Extension with beamed and vaulted ceiling
- Immaculately presented
- Modern and tasteful décor
- Stylish and contemporary kitchen
- Garden room
- Utility room
- Mature garden
- Plentiful driveway parking
- Garage/store

Freehold/1,507 sq. ft.





This immaculately presented property has been beautifully decorated and finished to the highest of standards. The accommodation includes a through-lounge, a contemporary kitchen, a garden room, a utility room, a shower room and a room with a vaulted and beamed ceiling currently used as a formal dining room on the ground floor. Upstairs, there are three bedrooms and a house shower room.

The property is approached via a sweeping driveway providing plentiful off-road parking for several vehicles, with a raised brick bed to the fore featuring a fir tree. There is courtesy lighting to the side of the front door, which opens into a part-brick and glazed porch. Situated to the rear, there is a mature family-friendly garden.



Entrance hallway

The entrance porch has built-in blinds and a further door opening into the welcoming entrance hallway. The hallway has a staircase rising to the first floor, an understairs storage cupboard and doors accessing the ground floor accommodation.

Lounge

Situated to the left of the hallway is a sizeable through-lounge, with the focal point being a living flame coal effect gas fire with feature fire surround and downlighters. This lovely room also features wall light points, a large bay window to the front with built-in blinds and glazed double doors to the garden room.

Garden room

The garden room has built-in blinds and French doors accessing the rear garden and a further door to the kitchen.



Kitchen

This fantastic kitchen is contemporary in design and features white high gloss wall, base and drawer units incorporating soft closing and quartz effect work surfaces. There is tiling to the splashbacks, lighting to the kickboards and space for a table and chairs.

The kitchen also has plenty of natural light from the glazed door at the rear and the dual-aspect windows with built-in blinds. Integrated appliances include a double Neff oven, a four-ring gas hob, an extractor and a wine cooler.



Utility room

Adjacent to the kitchen, there is an extremely useful utility room, with space for domestic appliances and a glass lantern roof. The utility room also provides access to the garage/store and the ground-floor shower room.

Shower room

The ground-floor shower room has a white suite comprising a low-level WC, an enclosed wash basin set upon a vanity unit, a shower cubicle and tiling to the splashbacks.







Dining room

Situated to the rear of the property, is a stunning extension featuring a beamed and vaulted ceiling. This versatile space is currently used as a formal dining room and has plenty of space for a large dining table and chairs.

The room also houses the Worcester boiler and has two Velux windows, a large window incorporating shutters to the side elevation and French doors incorporating shutters to the rear elevation.



First floor

From the hallway, a staircase rises to the landing, which features a beautiful stained-glass window to the side elevation. The landing also grants access to the bedrooms and house shower room.

Bedroom one

Situated to the rear, bedroom one is a double room featuring wooden flooring, a range of built-in wardrobes and windows with built-in shutters.

Bedrooms two and three

Bedroom two is another double room with built-in wardrobes and the third bedroom is a single room with access to the loft. Both rooms have wooden flooring and windows with built-in shutters.

Shower room

The house shower room has a white suite comprising a low-level WC, a pedestal washbasin and a shower cubicle with a waterfall shower. There is also tiling to the splashbacks, a chrome towel radiator and an obscure-glazed window incorporating shutters to the rear.





Garden

The mature garden is a particular feature of this property and has been split into three zones. There is a paved area, a lawned area and a gate leading through to a further garden area at the rear. These zones offer great spaces for alfresco dining and entertaining, vegetable growing or use as a children's play area.

There is a greenhouse and a garden shed situated at the rear. The garden is fully enclosed by panel fencing and has an abundance of trees and mature foliage. There is also courtesy lighting and an outside tap.



Services

This property has mains electricity, mains gas, mains water, mains drainage, a security alarm system and broadband.

Council tax band - D

Location

The town centre of Halesowen has a good selection of amenities, including shops, supermarkets and pubs.

Halesowen is also an extremely convenient location ideal for the commuter. There is easy access to the motorway network via Junction 3 of the M5 motorway and train stations can be found just a few miles away at Cradley Heath, Old Hill and Rowley Regis. There is also a regular bus service running from the town centre into the centre of Birmingham, which is around 7 miles away.

Agents note

The stained-glass windows between the reception room and the conservatory have been removed and woodwork painted white.



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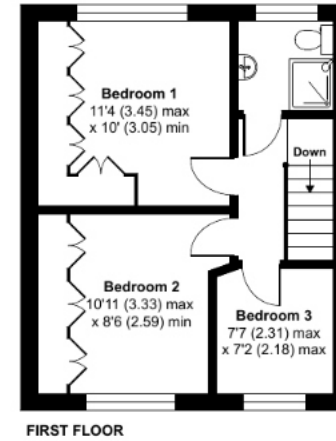
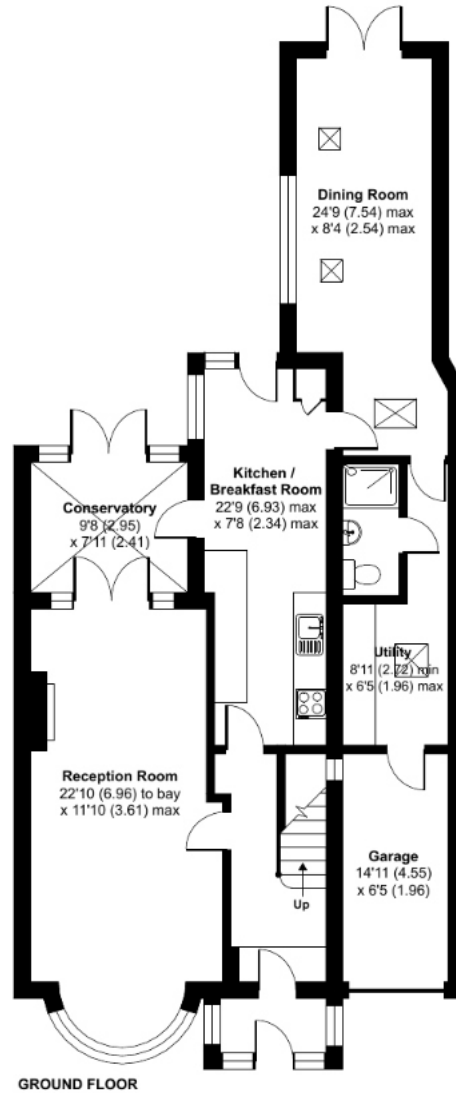


Approximate Area = 1416 sq ft / 131.5 sq m

Garage = 91 sq ft / 8.5 sq m

Total = 1507 sq ft / 140 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Andrew Grant. REF: 941846



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