

# Grove.

FIND YOUR HOME



25 St. Kenelms Avenue  
Halesowen,  
West Midlands  
B63 1DW

Offers In The Region Of £350,000





On the popular St. Kenelm's Avenue, Halesowen, this traditional terraced house presents an excellent opportunity for families and professionals alike. This cul-de-sac is known for its friendly community whilst offering excellent local amenities, including shops, sought after schools, and parks, making it an ideal location for those seeking a balanced lifestyle. The property is also with in a short walking distance to the greenbelt countryside and great transport links to motorway.

The property comprises of a driveway to the front, entrance hall, two reception rooms, kitchen, utility, pantry and sunroom to the ground floor and three bedrooms and a family bathroom on the first floor. The garden offers a path through shrubs and a pond to the lawned area, offering extra privacy.

Whether you are looking to invest or settle down, this property is well worth considering. V2 JH 02/05/25 EPC=F













#### Approach

Via stone chipping driveway with raised stone chipping borders leading to front door giving access into porch.

#### Porch

Decorative ceiling coving, stained glass door to entrance hall

#### Entrance hall

Stairs to first floor accommodation, doors into under stairs larder cupboard, two reception rooms and kitchen, coving to ceiling, dado rail, radiant heater.

Reception room 10'9" max 9'6" min x 10'9" (3.3 max 2.9 min x 3.3)

Double glazed bay window with stained glass panels to front, feature fireplace with electric log fire, coving to ceiling, panelling to walls.

Rear reception room 9'2" min 10'2" max x 12'9" (2.8 min 3.1 max x 3.9)

Treble opening doors to sun room/conservatory, coving to ceiling, dado rail, living flame gas fireplace.

Kitchen 8'2" x 6'6" (2.5 x 2.0)

Wall and base wood effect units, roll top surface over, splashback tiling to walls, space for under counter fridge, space for washing machine and one and a half bowl sink with mixer tap and drainer, oven, coving to ceiling, door to utility.













#### Utility 8'6" x 5'10" (2.6 x 1.8)

Double glazed obscured stained glass window to rear, work surface with space for tumble dryer and space for fridge freezer, double doors leading to sun room/conservatory and side access/store.

#### Sun room/conservatory 8'6" x 13'5" (2.6 x 4.1)

Double glazed double opening doors to rear garden with double glazed windows to surround, electric radiant heater.

#### First floor landing

Doors radiating to bedrooms and bathroom and dado rails.

#### Bedroom one 9'10" x 11'1" max 13'9" min (3.0 x 3.4 max 4.2 min)

Double glazed bay window to front, coving to ceiling on chimney breast and electric radiant heater.

#### Bedroom two 10'2" max 8'10" min x 12'1" (3.1 max 2.7 min x 3.7)

Double glazed window to rear, picture rail, electric radiant heater, feature fireplace.

#### Bedroom three 10'5" x 8'2" (3.2 x 2.5)

Double glazed window to rear, electric radiant heater, picture rail, built in storage space and access to loft which is fully boarded and insulated.

#### Family bathroom

Double glazed obscured window to rear, half height panelling to walls, built in electric shower, w.c., bath, vanity style wash hand basin.

#### Rear garden

Block paved patio area with stone chipping path leading to rear of the garden through ponds, shrubs and lawned area to the rear of the garden.

#### Tenure

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 Banding

Tax Band is C



### 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

### 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.

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