



**Taylors**



## St. Kenelms Avenue, Halesowen, B63 1DN

Offers In Region Of £370,000

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- Extended semi detached
- Re-fitted extended kitchen
- Double glazing and gas central heating
- No upward chain
- Off road parking
- Good size rear garden
- Popular and convenient location
- Three bedrooms
- Two reception rooms
- Ground floor cloakroom with w/c



An extended semi detached home, well presented throughout and occupying a position on this highly sought-after road. The property offers spacious and versatile accommodation, benefitting from no upward chain, double glazing and gas central heating.

The ground floor comprises an enclosed porch, welcoming entrance hall, dining room, an extended rear living room providing excellent family space, and an extended re-fitted kitchen. Additional ground floor accommodation includes a rear lobby and a cloakroom with WC.

To the first floor, the landing gives access to three bedrooms and a family bathroom. Externally, the property enjoys a generous rear garden, ideal for outdoor entertaining, along with off-road parking to the front with foregarden.

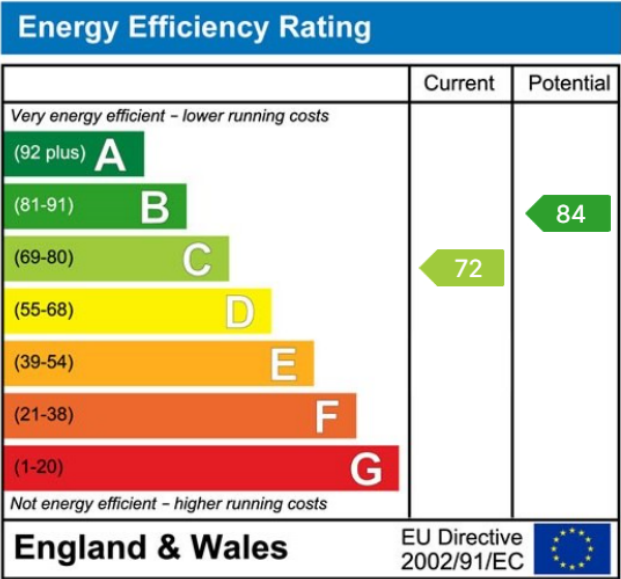
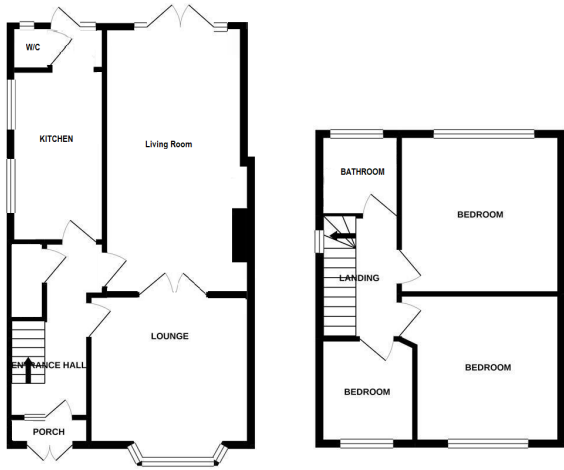
Tenure Freehold. All main services connected. Council Tax band C. EPC C. Broadband/ Mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - traditional, flat roof to extension. Long term flood risk, surface water medium, rivers very low.

**Porch, Hall, Dining Room** - 3.94m x 3.58m (12'11" x 11'9"), **Living Room** - 6.1m x 3.28m (20'0" x 10'9"), **Kitchen** - 4.09m x 2.11m (13'5" x 6'11"), **Rear lobby, Cloakroom with w/c** - 1.14m x 0.84m (3'9" x 2'9"), **First floor landing, Bedroom One** - 3.63m x 3.45m (11'11" x 11'4"), **Bedroom Two** - 3.43m x 3.28m (11'3" x 10'9"), **Bedroom Three** - 2.49m x 2.16m (8'2" x 7'1"), **Bathroom** - 1.78m x 1.75m (5'10" x 5'9"), **Rear garden, Off road parking**









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