

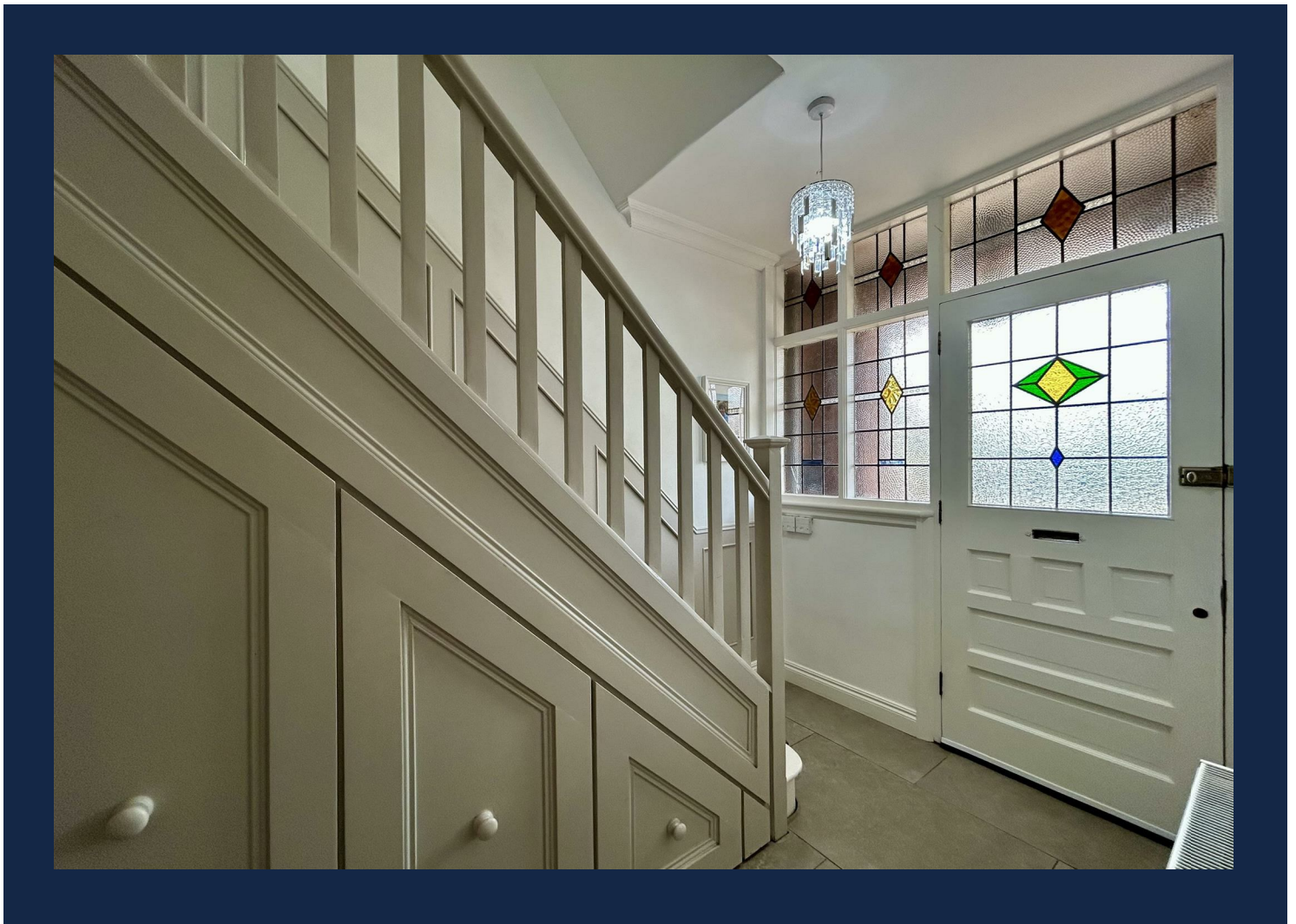
# Grove.

FIND YOUR HOME



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

Offers In The Region Of £495,000

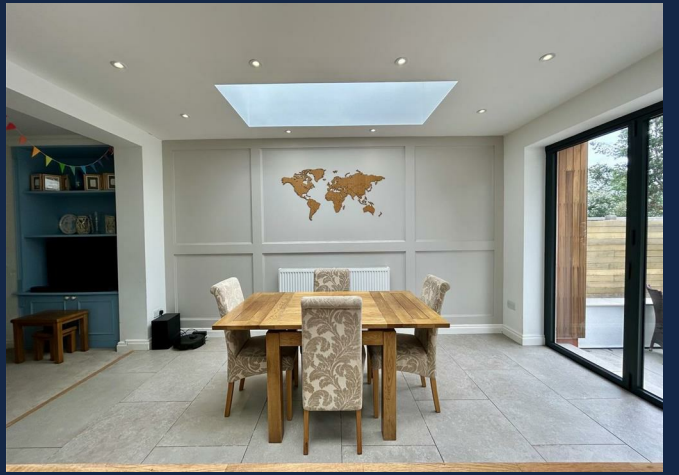


On the quiet cul-de-sac of St. Kenelms Avenue in Halesowen, this beautifully presented semi detached home offers generous, extended accommodation and an impressive open plan living space ideal for modern family life. The loft has been thoughtfully converted to create a spacious and luxurious principal bedroom, complete with built in storage and a stylish en-suite. Set within a friendly neighbourhood, the property is conveniently located close to the amenities of Halesowen town centre, well regarded local schools and attractive green spaces including Uffmoor Wood, Huntingtree Park and footpaths to the Clent Hills, making it an excellent choice for families. Professionals will also appreciate the excellent transport connections with convenient bus routes and motorway links within easy reach.

To the front the property benefits from driveway parking and a traditional look. Internally the accommodation briefly comprises an entrance hallway leading to a superb open plan living area, featuring a modern fitted kitchen with integrated appliances, central island, with access to generous dining and living spaces. A reception room provides a cosy separate space. The utility room, study, w.c. and internal access to the garage provides additional practical space. The first floor hosts three well proportioned bedrooms and family bathroom. The second floor is dedicated to the impressive principal bedroom suite offering ample storage and a private en-suite. Outside the rear garden features a patio and lawn area.

Combining space, comfort and practicality this superb home on St. Kenelms Avenue presents a wonderful opportunity for those looking to settle in Halesowen. Early viewing is highly recommended. JH 01/06/2026 EPC=D







#### Approach

Via a block paved driveway with raised lawn, step up to canopy porch with obscured stained glass front door with obscured stained glass windows to the side.

#### Entrance hall

Central heating radiator, stairs to the first floor accommodation, feature panelling to the walls, slide out under stairs storage cupboard, door to further storage cupboard, coving to ceiling, doors into the open plan living area and reception room.

Reception room 10'9" min 13'5" max x 11'9" max 10'9" min (3.3 min 4.1 max x 3.6 max 3.3 min)

Double glazed bay window to front, vertical central heating radiator, built in shelving and cupboards.

Open plan living area 7'2" min 18'0" max x 25'3" max 14'9" min (2.2 min 5.5 max x 7.7 max 4.5 min)

Two central heating radiators, three double glazed skylights, wall and base units with solid oak surface over, integrated dishwasher, wine cooler and pull out bins, hob with extractor over, two built in ovens, grill with warming drawer beneath, integrated fridge and freezer, centre island, double glazed bifold doors to the rear, feature panelling to wall, entrance into further reception room and study.

Living area 10'9" max 9'2" min x 12'9" (3.3 max 2.8 min x 3.9)

Central heating radiator, coving to ceiling, ceiling rose, built in shelving and cupboards and fireplace.











**Study 10'2" x 5'10" (3.1 x 1.8)**

Central heating radiator, double glazed skylight, matching wall and base units, solid oak surface over, door into garage, door to downstairs w.c.

**Downstairs w.c.**

Low level flush w.c., wash hand basin and mixer tap.

**Utility**

Double glazed door and window to rear, central heating radiator, wall and base units with square top solid oak surface over, sink with mixer tap and drainer, space for tumble dryer and space for washing machine.

**Garage 14'9" x 6'2" (4.5 x 1.9)**

Double opening doors and houses the central heating boiler and fuse box and has power.

**First floor landing**

Double glazed obscured window to the side, feature panelling to the walls, doors into three bedrooms and bathroom.

**Bathroom**

Double glazed obscured window to the front, vertical central heating radiator, bath with monsoon head over, low level flush w.c., wash hand basin with mixer tap.

**Bedroom four 9'10" x 7'2" (3.0 x 2.2)**

Double glazed window to the rear, central heating radiator.

**Bedroom two 11'1" x 12'9" (3.4 x 3.9)**

Double glazed window to rear, central heating radiator.

**Bedroom three 12'1" x 8'2" (3.7 x 2.5)**

Double glazed window to front, central heating radiator.

**Inner landing**

Central heating radiator and provides access to bedroom three and has stairs to the second floor, built in storage and gives access to the master bedroom.

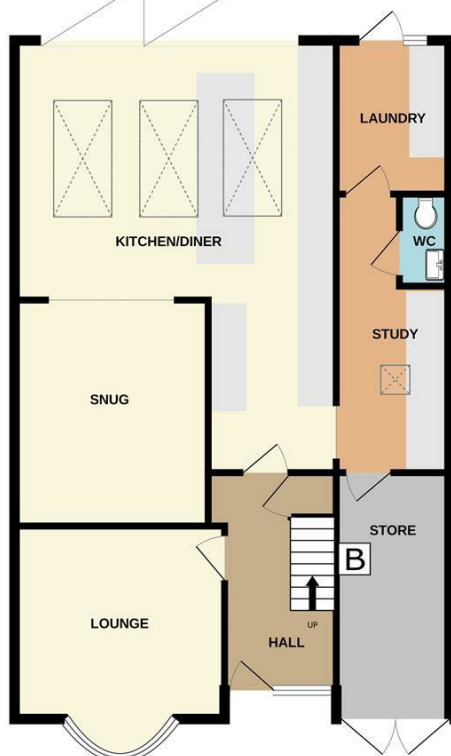








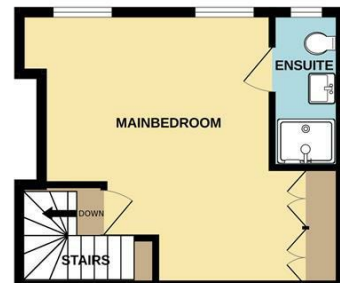
GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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Master bedroom 13'9" max 12'9" min x 15'5" (4.2 max 3.9 min x 4.7)

Two double glazed windows to rear, central heating radiator, built in wardrobes, built in eaves storage and door to en-suite.

#### En-suite

Double glazed window to the rear, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap and shower.

#### Garden

Slabbed patio, lawn with a variety of shrubs and two sheds to the rear.

#### 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

#### 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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