

for sale

offers in the region of **£675,000**



St. Kenelms Avenue Halesowen B63 1DN

A traditional detached residence occupying a large plot in the popular Hayley Green location. Situated behind electric gates, this delightful family home is brimming with character and offers spacious and versatile accommodation throughout. There are also plans in place for further extension linking up the main house to the double garages with a two storey extension/annexe. Briefly comprising: storm porch, hallway, lounge, dining room, kitchen with open plan design leading into the orangery and utility, boiler room, w.c, four bedrooms, mezzanine level to bedroom two, family bathroom, large grounds with summer house, double garage and gated driveway..

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Approach

The property is situated on a large plot behind electric gates at the head of a popular cul-de-sac in Hayley Green. There is a large pebbled driveway for several cars with wrap around garden, double garage with two up and over doors, storm porch with door opening to hallway

Hallway

Stairs to first floor accommodation, wood flooring, double glazed stained glass window to side elevation, doors leading to:

Dining Room

Double glazed bay window to front elevation, wood effect flooring, central heating radiator, coving to ceiling, fireplace, wood flooring and double glazed window to side elevation

Lounge

Double glazed bay window to side elevation, gas fire with feature surround, wood flooring, coving to ceiling and picture rail

Open Plan Kitchen/Orangery

Kitchen

Fitted with a range of wall and base units with work surfaces over, range cooker, central island with breakfast bar and storage, built in fridge, spot lights to ceiling with built in speaker system and control panel. door to cellarette with useful storage, space for freezer and double glazed obscured window to front elevation, leading through to utility and orangery

Orangery

A fantastic room for families with double glazed French doors opening to the decked patio, double glazed windows to rear and side elevation, central heating radiator and spotlights to ceiling with built in speaker system

Utility

Double glazed window to front elevation, wall and base units with work surfaces over and Belfast sink, plumbing for washing machine and dishwasher, wood effect flooring, central heating radiator and leading through to inner hall



Inner Hall

Wood effect flooring, double glazed door opening to the rear garden, door to w.c and boiler room

Wc

Low level w.c, vanity wash hand basin

Boiler Room

Central heating radiator, space for tumble dryer, central heating radiator

First Floor Landing

Sky light to roof, access to loft space, central heating radiator and doors leading to:

Bedroom One

A lovely dual aspect room with double glazed windows to rear and side elevation, coving to ceiling, feature fireplace



Bedroom Two

A fantastic room offering versatile space with mezzanine level. double glazed windows to front and side elevation, central heating radiator, feature fireplace, steps to mezzanine with wood flooring, Apex roof with roof windows

Bedroom Three

Double glazed windows to front and side elevation, wood effect flooring, central heating radiator, door to ensuite w.c with low level w.c and double glazed obscured window to front elevation

Bedroom Four

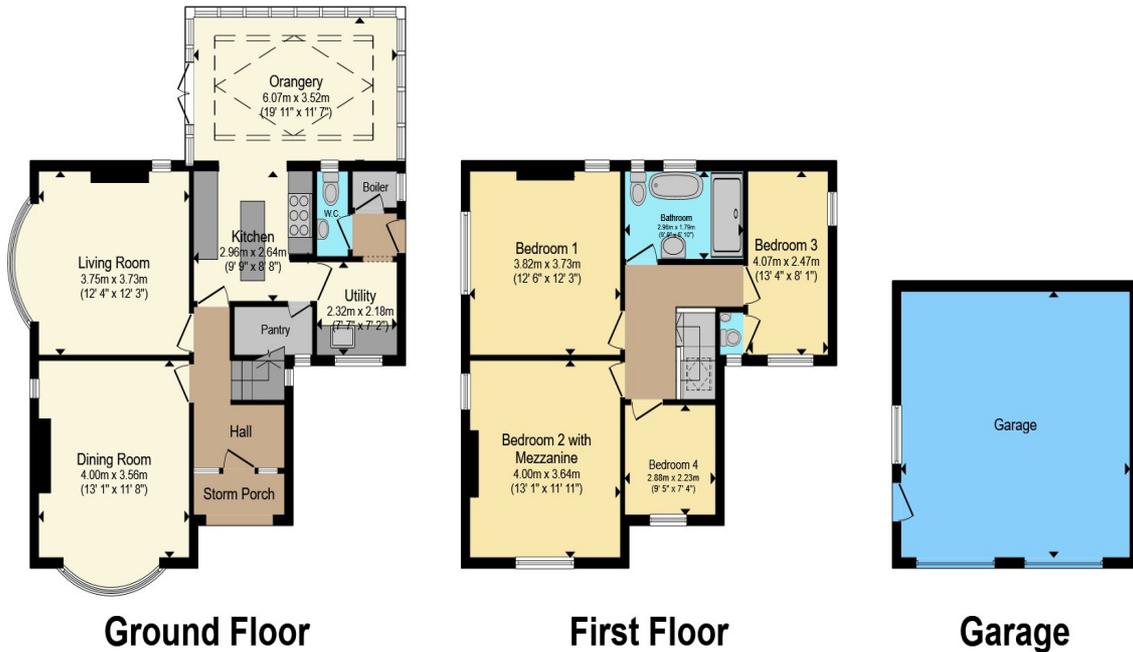
Double glazed window to front elevation, heated towel rail, wood effect flooring

Family Bathroom

Comprising: roll top bath, walk in shower cubicle, vanity wash hand basin, low level w.c, vanity light up mirror, spot lights to ceiling, heated towel rail, two double glazed obscured windows to rear elevation

Rear Garden





Total floor area 159.1 m² (1,713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HSW316175 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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