



12 St. Kenelms Road
Halesowen, B62 0NU

Offers In The Region Of £360,000

The Property

Situated in the very heart of Romsley Village is this beautifully presented THREE BEDROOM semi detached property.

This lovely family home benefits from gas central heating, double glazing, alarm and briefly offers: entrance hall, downstairs cloakroom, lounge with storage and oak flooring, kitchen diner with integrated appliances, landing, master bedroom with built in wardrobes, ensuite shower room, two further bedrooms and a family bathroom.

The property is accessed via a private drive shared between four properties with driveway to the property providing off road parking. A side access gate leads to the private enclosed garden. Council tax band: D // EPC Rating: B.

Location

The property is set right in the heart of the peaceful village of Romsley which nestles at the side of the Clent Hills surrounded by beautiful countryside. There are walks, trails, country pubs and local shops all closeby. Romsley is in an enviable position close to Birmingham with easy access to the City and the M5/M6/M42 motorways.

Entrance Hall

Door to front and cloakroom. Tile flooring.

Cloakroom

Two piece suite comprising: low level WC and vanity wash hand basin. Tile flooring.

Lounge

Window to front with wooden shutters, oak flooring, stairs to first floor and understairs cupboard.

Kitchen Diner

Window and french doors to the garden. A good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer, gas hob with extractor over, electric double oven, integrated washer dryer, fridge freezer and dishwasher. Tile flooring. Dining area.

Landing

Access to loft space with light and ladder.

Master Bedroom

Window to Rear. Built in wardrobes and over stairs storage cupboard.

Ensuite Shower Room

Window to rear. Three piece suite comprising: double shower cubicle, low level WC and vanity unit wash hand basin. Tile flooring. Chrome heated towel rail.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Family Bathroom

Window to side. A three piece suite comprising: panelled bath with shower attachment over, wash hand basin and low level WC. Chrome heated towel rail. Tile flooring.



Service Charge

Annual service charge is applicable for the maintenance of the communal entrance driveway - Cost £554 (as of May 2026)

Outside

FRONT: Block paved driveway providing off road parking for two cars. Planted flower beds.

Side access gate

REAR: Laid to lawn with patio area and garden shed. Swale at bottom of garden.

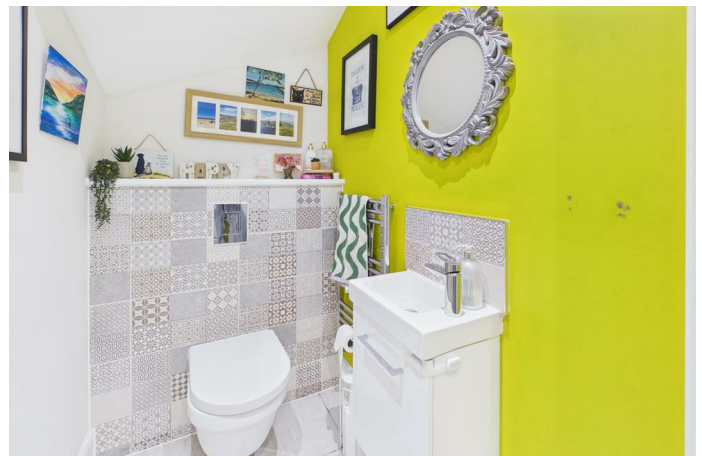
Tenure

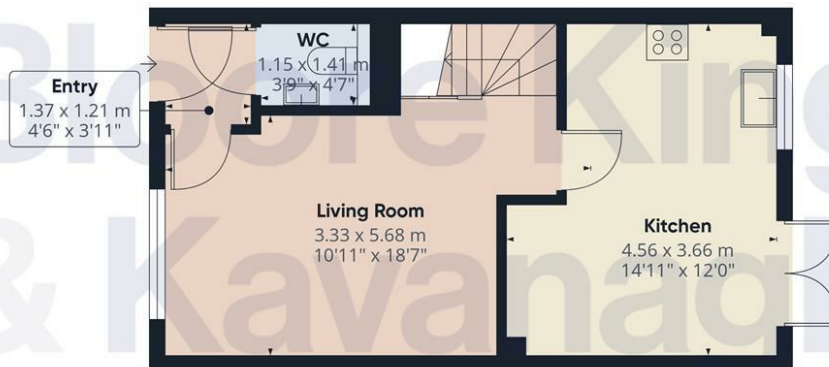
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

The property title is subject to restrictive covenants and more information is available upon request.

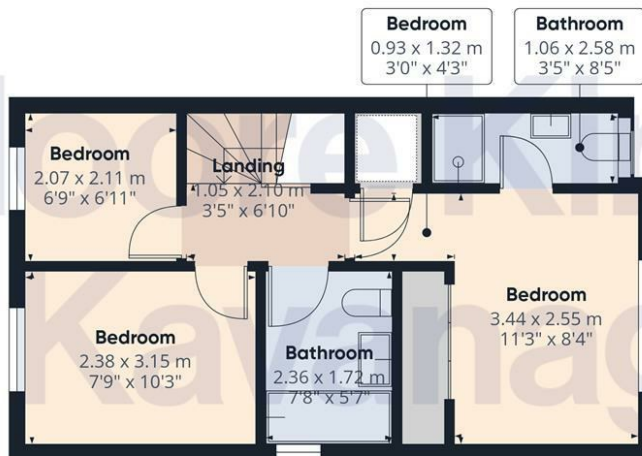
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area⁽¹⁾
69 m²
742 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements