

# Grove.

FIND YOUR HOME



68 St. Kenelms Avenue

Halesowen,  
West Midlands  
B63 1DN

Offers In The Region Of £499,950



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 walk-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. Internally, the accommodation briefly comprises an entrance porch and hallway leading to a superb open-plan living area, featuring a modern fitted kitchen with integrated appliances and a central island, alongside generous dining and living spaces. A separate reception room provides a cosy retreat,

enhanced by a charming log burner. The practical utility room offers space for white goods and internal access to the garage store. The ground floor is completed by a convenient downstairs WC. The first floor hosts three well-proportioned bedrooms and a contemporary family bathroom fitted with both bath and separate shower. 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, complemented by a delightful summer house, perfect for relaxing or entertaining.

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 23/02/2026 EPC=D











#### Approach

Via tarmacadam driveway with block paved and stone chipping borders, raised walled beds, double glazed obscured door to entrance porch.

#### Entrance porch

Double glazed door and window to entrance hall.

#### Entrance hall

Central heating radiator, door to under stairs store, door to under stairs w.c. with low level flush w.c., wash hand basin and store housing gas meter.

Front reception room 10'9" min 12'5" max x 11'9" max 10'5" min (3.3 min 3.8 max x 3.6 max 3.2 min)

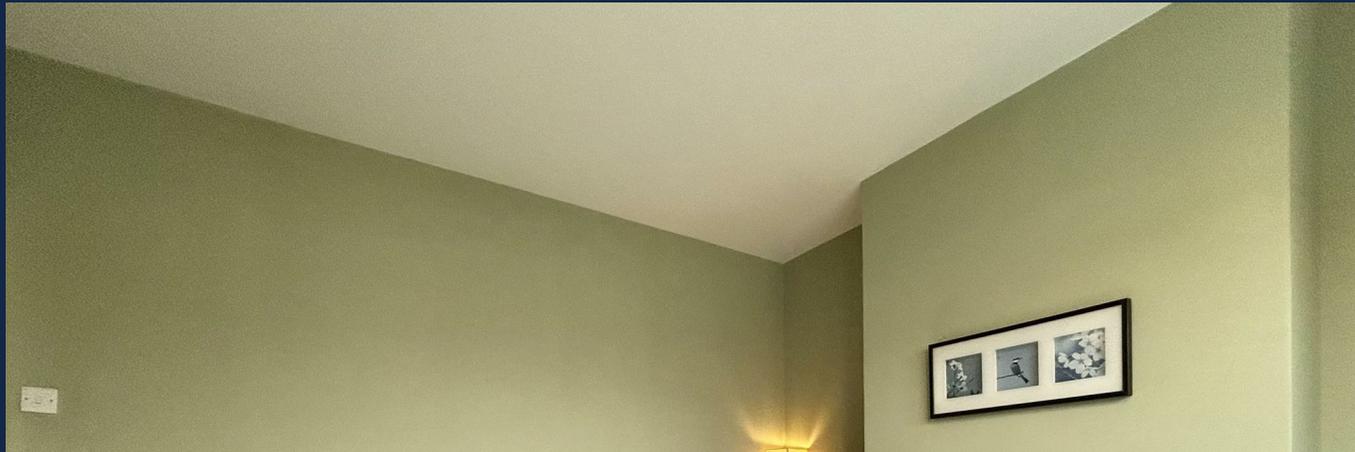
Double glazed bay window to front, central heating radiator, feature log burner.

Open plan living area 24'3" x 17'0" (7.4 x 5.2)

Double glazed bifold doors to rear, double glazed orangery style roof/skylight, electric under floor heating, wall and base units with square top surface over and splashbacks to match, centre island with integrated dishwasher, wine cooler, double basin sink with hot tap mixer tap and drainer, integrated fridge freezer, integrated double oven and hob, extractor, door to utility.



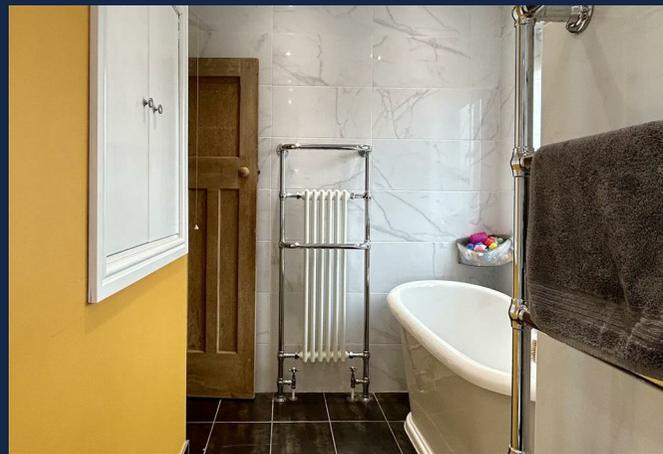
















Utility 4'11" x 8'2" (1.5 x 2.5)

Double glazed obscured door to rear, high gloss wall and base units with work surface over, sink with mixer tap and drainer, space for white goods and door to garage.

Garage/store 14'9" x 4'11" (4.5 x 1.5)

Housing central heating boiler, fuse box, power and electric roller shutter door to front.

AGENTS NOTE: Clients must ensure that this garage/store is fit for their own purpose.

First floor landing

Under stairs storage, further stairs to second floor,

Bedroom two 11'1" x 11'9" max 10'5" min (3.4 x 3.6 max 3.2 min)

Double glazed window to front, central heating radiator.

Bathroom

Two double glazed obscured windows to front, Victorian style radiator and vertical central heating towel rail, free standing bath with mixer tap, corner shower with monsoon head over, w.c., vanity wash hand basin, double opening doors to built in storage.

Master bedroom on second floor 14'1" x 14'9" (4.3 x

doors into three bedrooms and bathroom.

Bedroom four 7'10" x 13'9" (2.4 x 4.2)

Two double glazed windows to rear, central heating radiator.

Bedroom three 11'1" x 8'6" min 9'10" max (3.4 x 2.6 min 3.0 max)

Double glazed window to rear, central heating radiator, picture rails.

4.5)

Double glazed window to rear, two double glazed skylights to front, inset ceiling light points, central heating radiator, fitted eaves storage, door way into storage cupboard and door to en-suite shower room.

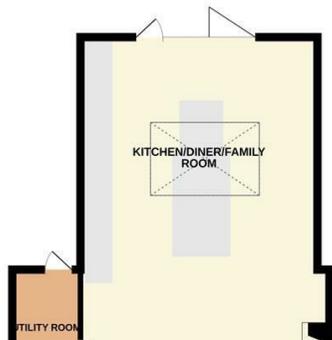
AGENTS NOTE: There is limited head height in this room due to the eaves.







GROUND FLOOR



1ST FLOOR



2ND FLOOR





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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#### En-suite shower room

Double glazed obscured window to rear, vertical central heating radiator, w.c., shower, vanity style wash hand basin with mixer tap, walk in wardrobe/storage.

AGENTS NOTE: There is limited head height in this room due to the eaves.

#### Rear garden

Slabbed patio with stone chipping borders, steps down to pathway leading through lawn to the Wendy house.

#### 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

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.

have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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