

AP MORGAN



**St. Kenelms Road, Halesowen**  
Offers in Excess of £500,000



**Features:**

- Impressive detached family home
- Three double bedrooms
- Lounge & separate dining room
- Stylish kitchen, utility room & study
- Downstairs w/c, en-suite & family bathroom
- Landscaped rear garden, conservatory & two outbuildings
- Extensive driveway with electric gates
- EPC - D

**Description:**

An impressive, extended, three double bedroom detached family home situated on a generous corner plot within the highly regarded and sought-after village location of Romsley. In brief the spacious accommodation comprises of: Entrance hallway with original quarry tile flooring, stairs rising to the first floor landing with underneath storage/snug area, ground floor guest w/c, dining room with bay window to the front, sizable lounge with feature log burner and bay to the rear having double French doors to the garden, an extensive conservatory with front and rear access doors, further reception room having sliding patio doors and opening into the stylish breakfast kitchen having inset sink, integrated dishwasher, range style cooker and barn style door to the rear, a separate utility room provides space for washing machine, tumble dryer and fridge freezer. Walking upstairs the first-floor landing accommodates a substantial master bedroom having a large en-suite shower room, two further good-sized double bedrooms with bedroom two also having integrated wardrobe storage and a large family bathroom occupying a bathtub and separate double length shower. Further benefits include two boarded loft spaces for further storage, solar panels, CCTV system, ADT house alarm (subject to contract with ADT), remote operated electrical gates with intercom system, gas central heating, double glazing, and hardwood flooring throughout the lounge. To the rear the property boasts a mature garden with patio space for garden furniture, large filtered Koi pond, brick built workshop outbuilding (connected to house alarm system) and a further garden room/workshop to the rear having its own intruder alarm system. The garden also provides views over to nearby Clent Hills. The front of the property offers an impressive sized driveway setting the property back from the road and provide parking for multiple cars. Situated within the coveted village location of Romsley, surrounded by stunning Worcestershire countryside and woodland walks along with the nearby National Trust run Clent hills renown for its breath-taking views and walking trails. Romsley village provides a local convenience store, eateries, pubs, butchers, post office with the towns of Halesowen, Stourbridge and Bromsgrove within reach providing further shopping and leisure facilities. Major road links are also easily accessible with junctions 3 and 4 of the M5 providing travel further afield.





**Details:**

**Entrance Hallway**

**Dining Room**

10' 8" x 10' 8" (3.25m x 3.25m)

**Lounge**

18' 6" x 10' 7" (5.63m x 3.22m) max into bay

**Reception Room**

10' 8" x 9' 3" (3.25m x 2.82m)

**Kitchen/Breakfast Room**

15' 6" x 9' 1" (4.72m x 2.77m)

**Utility room**

9' 6" x 5' 11" (2.89m x 1.80m)

**W/C**

**Conservatory**

20' 6" x 9' 7" (6.24m x 2.92m) max

**Master Bedroom**

19' 5" x 9' 10" (5.91m x 2.99m) max

**En-suite**

5' 7" x 9' 1" (1.70m x 2.77m)

**Bedroom Two**

13' 5" x 8' 6" (4.09m x 2.59m) max

**EPC Rating: D**

**Council Tax Band: F** (tbc by solicitors).

**Tenure: Freehold** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
0121 809 9809.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

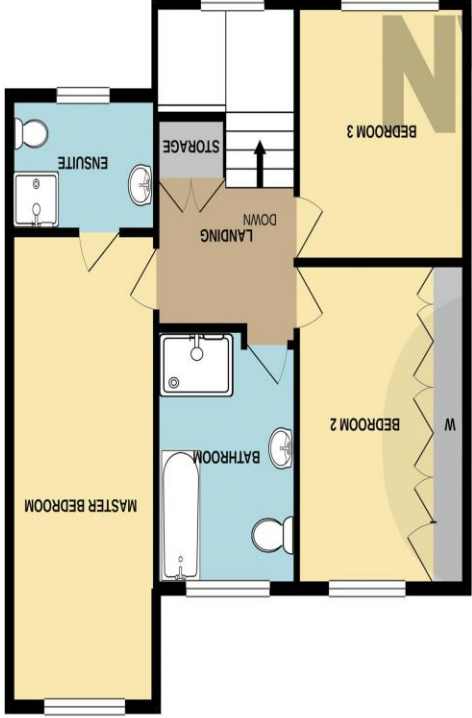
### Need a removal company and storage?

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GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.8 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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