

AP MORGAN



Ormonde Close, Halesowen, West Midlands
Asking Price £350,000

Features:

- Four bedroom detached
- Highly desirable location
- Lounge/diner
- Conservatory
- Utility room
- Garage
- Ensuite shower room
- EPC - TBC
- Council Tax Band - D

Description:

Introducing this sought-after four-bedroom detached property located in a highly desirable estate, featuring a garage, conservatory, ensuite shower room, and utility room with a downstairs WC.

Inside, the layout comprises an entrance hall, a lounge/diner with a gas fireplace, a conservatory, a kitchen, and a utility room with granite flooring and worktops, along with a WC and access to the garage and rear garden. Upstairs, there are four generously sized bedrooms, with the master featuring an ensuite shower room equipped with a corner shower cubicle. Completing the upper level is a family bathroom with a bath and separate shower.

Externally, the front of the property offers a block-paved driveway providing parking space for multiple vehicles. The driveway leads to the garage, which has an electric up-and-over door, and there's side access to the rear garden comprising a paved area suitable for outdoor seating and a lawn.

This popular estate is conveniently located close to Homer Hill Park, just 1.2 miles from local amenities and the train station at Cradley Heath. Additionally, it's 2.1 miles from Merry Hill shopping centre, offering a variety of amenities such as shops, restaurants, and entertainment.



Details:

Entrance Hall

Lounge/Diner 26'4" x 12'1" (max) (8.03m x 3.68m (max))

Conservatory 11'1" x 7'10" (3.38m x 2.4m)

Kitchen 9'2" x 7'7" (2.8m x 2.3m)

Utility Room 10'3" x 8'7" (max) (3.12m x 2.62m (max))

WC

Garage 16'11" x 8'6" (5.16m x 2.6m)

First Floor Landing

Master Bedroom 14'6" x 8'10" (4.42m x 2.7m)

Ensuite Shower Room 6' x 6'3" (1.83m x 1.9m)

Bedroom Two 13'2" x 8'7" (4.01m x 2.62m)

Bedroom Three 11' x 8'1" (3.35m x 2.46m)

Bathroom 6' x 9'8" (1.83m x 2.95m)

Bedroom Four 8'4" x 6'8" (2.54m x 2.03m)



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. 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 01384 319 400, or visit their website for more information: www.wisermortgageadvice.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.

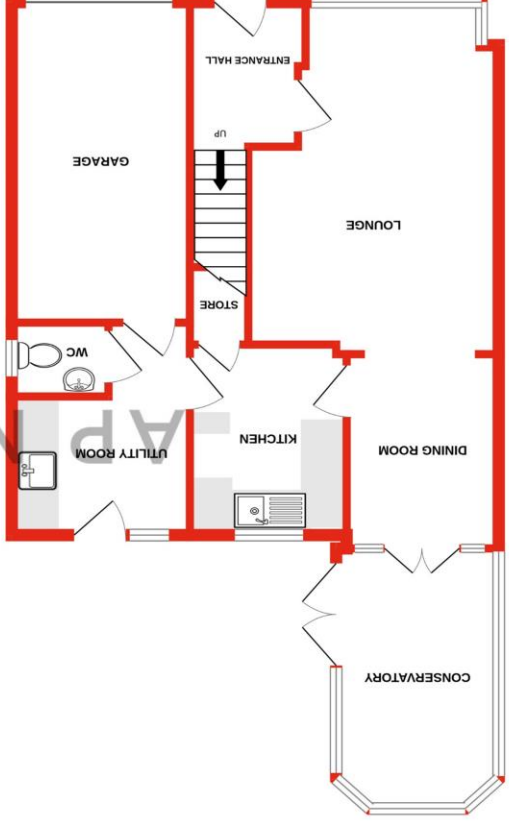
Need a solicitor?

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.

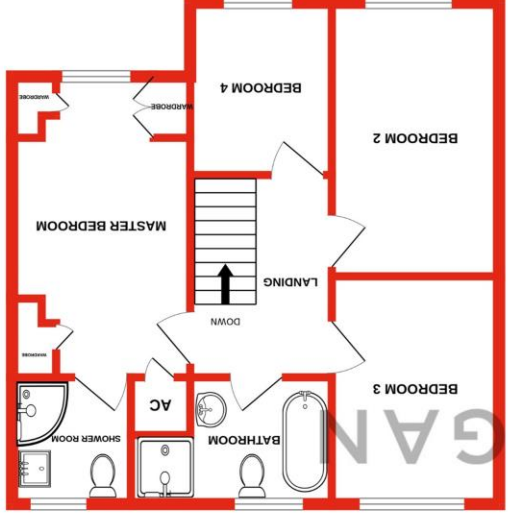
Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR (65.3 sq.m.) approx.



1ST FLOOR (49.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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