



Ormonde Close, Halesowen, B63 2XY

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An exquisite example of an immaculately presented two bedroom detached bungalow commissioned by renowned developers Horgan Homes which effortlessly blends stylish and contemporary living. Positioned within this private and exclusive cul de sac location with views across Homer Hill Park, this beautifully presented property falls within close proximity to an array of nearby facilities including public transport links, shops and other amenities for convenience. Behind its attractive frontage with large block paved driveway and decorative wrought iron railings; the property briefly comprises of: entrance porch, comfortable-size lounge with dual aspect, modern fitted kitchen diner with french doors to garden, separate utility with access to garage providing an essential sense of practicality, inner hall with built in storage, two double bedrooms, one with built-in wardrobes and the other with bay window and contemporary shower room with skylight window. The property benefits from having internal solid oak doors with contemporary chrome ironmongers and has five years left on the builders warranty. The rear garden is South facing and is beautifully manicured with shaped lawn, mature planted bordering and has multiple seating areas as well as gated side access. This property is well matched to those prospective buyers looking to downsize, is turn-key ready and an opportunity not to be missed.





Front of The Property

To the front of the property there is a generous size block paved driveway, mature shrub borders, decorative chipping stones, wrought iron railings, outside lighting, up and over door to garage, gated side access leading to the rear garden and pathway with double glazed composite door leading to porch.

Porch

With a double glazed composite door leading from the front of the property, double glazed windows to front and side and door to lounge.

Lounge

17'0" x 14'5" max

With doors leading from the porch and inner hall, comfortable space for three piece suite, feature wall mounted electric fire, double doors to kitchen diner, double glazed bay window to front, further double glazed window to side and a central heating radiator.

Kitchen Diner

19'8" x 10'5"

With double doors leading from the lounge, fitted with a range of matching high quality soft closing wall and base units, worksurfaces over with complimentary upstands, integrated oven and grill, separate gas hob with stainless steel cooker hood over, fridge freezer, washing machine, pantry-style put-out drawers, space for dining table, recessed spotlights, tiled floor, door to utility, tiled floor, double glazed window to rear, further double glazed french doors to garden and a central heating radiator.



Utility

With doors leading from the kitchen diner and garage, base unit, worksurfaces over with complimentary upstands, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, stainless steel bowl sink, tiled floor, recessed spotlights, double glazed window to rear and further double glazed door leading to garden.

Inner Hall

With doors leading from various rooms, storage cupboard and recessed spotlights.

Master Bedroom

12'1" x 12'1" max

With a door leading from the inner hall, built in wardrobes, double glazed window to rear and a central heating radiator.

Guest Bedroom

10'9" x 8'10"

With a door leading from the inner hall, loft access, double glazed bay window to front and a central heating radiator.

Shower Room

With a door leading from the inner hall, walk-in double shower, fitted shower screen, WC, wash hand basin set into vanity unit, tiled floor, part tiled walls, recessed spotlights, part tiled walls, double glazed skylight window and a chrome heated towel rail.



Garage
19'8" x 9'10"

With a door leading from the utility, up and over door to front, useful storage space, light, power and double glazed window to rear.

Garden

Accessed via double glazed french doors leading from the kitchen diner and a further double glazed door leading from the utility to a patio seating area, decorative chipping stones, well maintained lawn with further seating areas, mature planted shrub borders, outside light and gated side access leading to the front of the property.

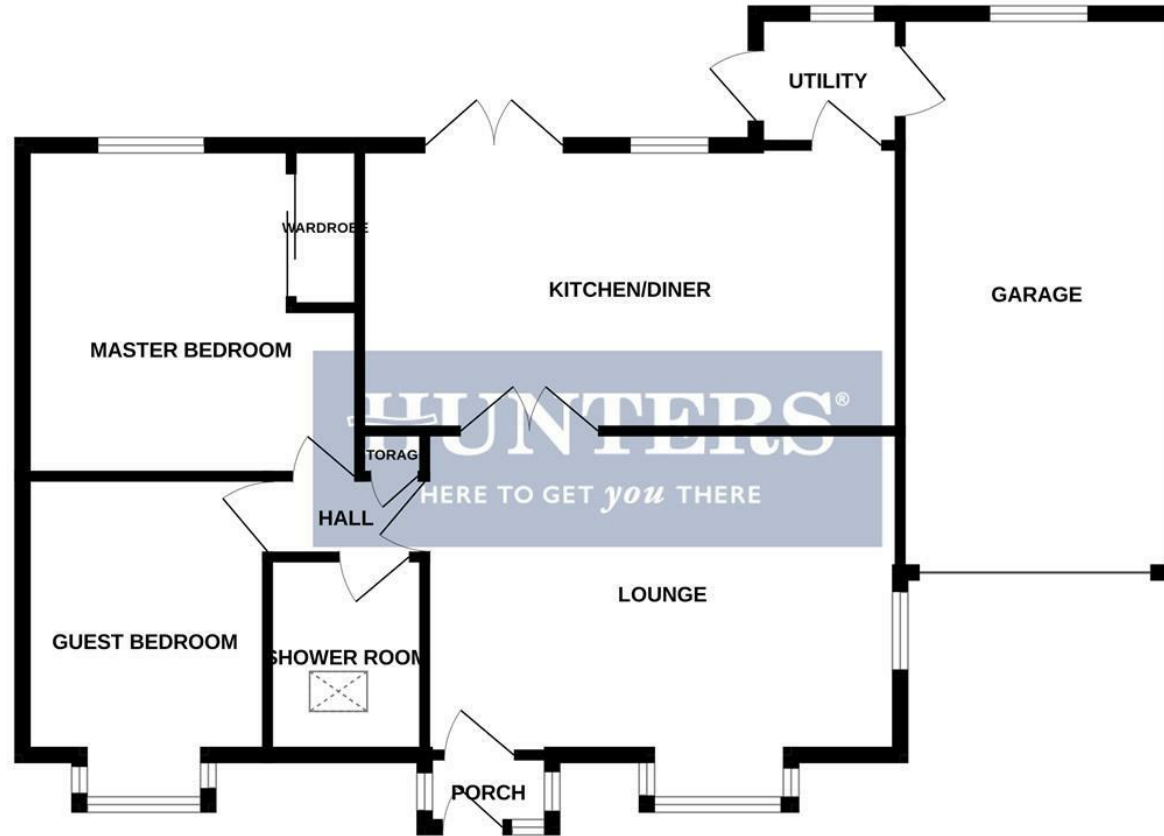
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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GROUND 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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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