



**Elm Croft, Oldbury B68 0BQ**

**welcome to**

## **Elm Croft, Oldbury**

\*\*\*\*\* IMMACULATE FAMILY HOME \*\*\*\*\* 3 BED SEMI DETACHED \*\*\*\*\* EXCELLENT TRANSPORT LINKS \*\*\*\*\* CLOSE TO M5 MOTORWAY \*\*\*\*\*  
MODERN KITCHEN \*\*\*\*\* EN SUITE PRINCIPAL BEDROOM \*\*\*\*\* DOUBLE DRIVEWAY \*\*\*\*\* EV CHARGING POINT \*\*\*\*\*

### **Agent Note**

This property is council tax band C.

### **Entrance Hallway**

Double glazed door & frosted window to front, radiator, alarm.

### **Downstairs W/C**

Radiator, wall mounted sink with mixer tap, low level flush w/c.

### **Lounge**

16' into bay. x 9' 1" ( 4.88m into bay. x 2.77m )  
Double glazed bay window to front, 2 central heating radiators, double doors to dining area.

### **Dining Room**

Open plan with kitchen, 3 central heating radiators, double glazed double doors to rear.

### **Kitchen**

20' 1" x 14' 6" ( 6.12m x 4.42m )  
Double glazed window & door to rear, open plan with dining room, stainless steel sink & drainer with mini sink, spotlights, tiled floor, tiled splash-back, range of wall & base units with worktops over, gas hob & new extractor hood, double oven, integrated dishwasher & fridge freezer.

### **Utility Room**

10' x 5' ( 3.05m x 1.52m )  
Wall & base units with worktops over, plumbing for utilities.

### **Bedroom 1**

12' into bay. x 10' ( 3.66m into bay. x 3.05m )  
Double glazed bay window to rear, central heating radiator, fitted wardrobes (contemporary/bespoke made).

### **En-Suite**

Double glazed frosted window to front, window shutters, central heating radiator, shaver point, rainfall shower, wash hand basin, low level flush w/c.

### **Bedroom 2**

12' x 9' 1" into wardrobe. ( 3.66m x 2.77m into wardrobe. )  
Double glazed bay window to front, central heating radiator, fitted wardrobes (contemporary).

### **Bedroom 3**

11' x 10' ( 3.35m x 3.05m )  
Double glazed windows to front, central heating radiator, loft access (part boarded).

### **Bathroom**

Double glazed window to rear with window shutters, central heating radiator, electric shower over bath, wash hand basin with mixer tap, low level flush w/c.

### **Front Garden**

Electric Vehicle charging point, double driveway.

### **Rear Garden**

Fully enclosed, immaculately maintained, tiered, electric sockets, cold water tap, shed, pergola & seating areas.

### **Garage**

For storage only.







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welcome to

## Elm Croft, Oldbury

- Immaculate family home
- 3 bed semi detached
- Excellent transport links
- Close to M5
- Modern kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£360,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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