



18 HAWTHORN CROFT, OLDBURY, WEST MIDLANDS, B68 0DP

£310,000









THE PROPERTY

HUGE POTENTIAL WITH THIS PROPERTY!!! Really spacious 3 Bed semi in sought after cul-de-sac having very large garden and offering loads of potential to extend further (subject to planning permission). Situated at the head of this popular cul-de-sac just off Hagley Road, there are many shops and restaurants nearby, whilst the very popular Warley Woods/Golf course and Lightwoods Park are just a short distance away. There are numerous buses travelling along Hagley Road at regular intervals providing direct access into Birmingham City Centre. The property is set back from the cul-de-sac behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch which leads directly into Hall with stairs rising to the First Floor, useful walk in store and doors leading to :- Spacious lounge with views over the garden, separate dining room and extended breakfast kitchen. First Floor provides 3 bedrooms and bathroom. Outside is a good sized Garage/store (with wc off), and large rear garden offering huge potential. According to Ofcom (the office of communications), standard, superfast and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Council Tax Band C. EPC rating D.

Council Tax Band C

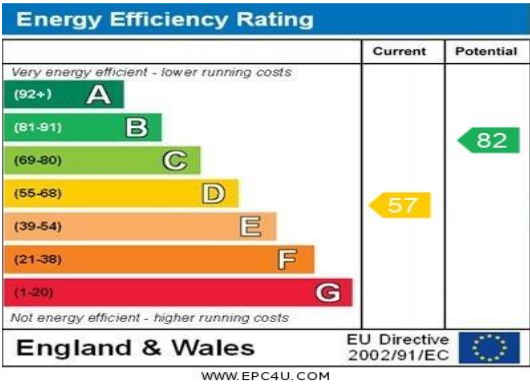
EPC Rating: D

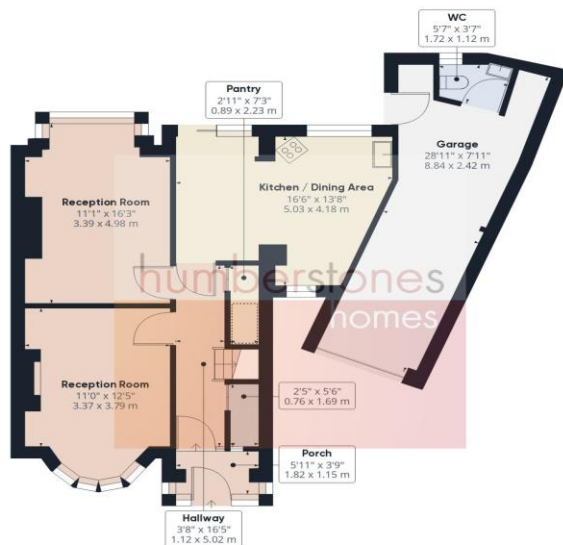
TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

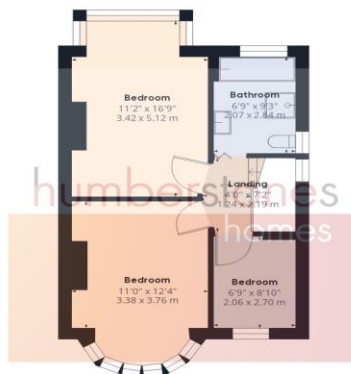
PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

1369.74 ft<sup>2</sup>  
127.25 m<sup>2</sup>

**Reduced headroom**

10.38 ft<sup>2</sup>  
0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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