



**Hawthorn Croft, Oldbury B68 0DP**

**welcome to**

## **Hawthorn Croft, Oldbury**

\*\*\*4 BEDROOM DETACHED HOME \*\*\* CONVENIENT LOCATION IN OLDBURY \*\*\* DRIVEWAY AND GARAGE \*\*\* TWO RECEPTION ROOMS \*\*\* UTILITY ROOM \*\*\* DOWNSTAIRS W/C \*\*\* EASY ACCESS TO M5 MOTORWAY \*\*\*

### **Agent Note**

This property is council tax band D. We have planning permission granted for 5 metre rare extension, loft conversion and an extra bedroom on the 1st floor, so would potentially be a 7 bedroom, with 4-bathroom house. The application can be viewed on the Sandwell council website application no. Ref no - DC/24/69519.

### **Entrance Hallway**

18' 7" x 6' 8" ( 5.66m x 2.03m )

### **Lounge**

16' 8" x 10' 3" ( 5.08m x 3.12m )

Second reception room, Double glazed doors to rear, central heating radiator.

### **Reception/Dining Room**

16' 3" x 10' 3" ( 4.95m x 3.12m )

Dining room to front, double glazed bay window, central heating radiator.

### **Kitchen**

11' 4" x 6' 7" ( 3.45m x 2.01m )

Range of wall & base units with worktops over, integrated oven & hob, extractor hood, understairs storage.

### **Utility Room**

14' 8" x 6' 8" ( 4.47m x 2.03m )

Off Kitchen. Downstairs w/c. Access to garden. Access to garage.

### **Garage**

17' 2" x 7' 5" ( 5.23m x 2.26m )

### **Bedroom 1**

16' 9" into bay. x 9' 4" ( 5.11m into bay. x 2.84m )

Double glazed bay window to front, central heating radiator, built in storage.

### **Bedroom 2**

14' 7" x 9' ( 4.45m x 2.74m )

Double glazed window, central heating radiator, built in wardrobe. Large Double.

### **Bedroom 3**

12' 1" x 8' 9" ( 3.68m x 2.67m )

Double glazed window to front, central heating radiator, built in storage.

### **Bedroom 4**

6' 8" x 6' 6" ( 2.03m x 1.98m )

Double glazed window to rear, central heating radiator. Single room.

### **Bathroom**

Shower unit, wash hand basin with storage, low level flush w/c.

### **Loft Space**

Loft boarded, roof re-done.





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## Hawthorn Croft, Oldbury

- 4 Bedroom Family Home
- Driveway and Garage
- Two Reception Rooms
- Downstairs Utility and W/C
- Family Bathroom Upstairs

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

offers over  
**£375,000**



Ground Floor



First Floor

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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Property Ref:  
HBN106020 - 0008

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