



humberstones
homes

32 ELM CROFT, OLDBURY, WEST MIDLANDS, B68 0BQ

£235,000





DESCRIPTION

Offered with NO UPWARD CHAIN, this is a three bedroom semi detached family home with potential to extend (subject to planning), which is set within a very popular residential part of Oldbury close to where it borders Quinton and is handy for local shops, schools and bus routes, whilst Hagley Road West is just a short distance away, which provides direct access into Birmingham City Centre. Rowley Regis train station is around two miles away along with good access to the M5 motorway. Set back behind a drive providing off road parking, the property briefly comprises on the ground floor of an entrance hall, two reception rooms and a kitchen. At first floor level there is a landing, two double bedrooms, single bedroom and bathroom. Externally to the front there is off road parking with access to a small side garage/store and a fore garden. To the rear there is a garden. The property benefits from gas central heating and UPVC double glazing. Council Tax Band C. EP Rating E.

Front door opens into Entrance Hall

Entrance Hall

Side Facing - Having radiator, under stairs store, stairs to first floor landing, doors to lounge dining room and kitchen and ceiling light point.

Kitchen 10' 8" x 5' 4" (3.25m x 1.62m)

Rear Facing - Fitted with a range of wall and base units with heat resistant work surface over, inset single drainer sink unit, built in electric oven with electric hob over and cooker hood above, space for fridge freezer, radiator, ceiling light point and door to rear garden.

Dining Room 11' 10"max x 9' 11"max (3.60m x 3.02m)

Front Facing, Having radiator and ceiling light point.

Lounge 12' 1"max x 10' 0"max (3.68m x 3.05m)

Rear Facing - Having radiator and ceiling light point.

First Floor Landing

Side Facing - Having access to roof space, doors to bedrooms and bathroom and ceiling light point.

Bedroom One 12' 4"max x 10' 0"max (3.76m x 3.05m)

Rear Facing - Having radiator and ceiling light point.

Bedroom Two 12' 3"max x 10' 0"max (3.73m x 3.05m)

Front Facing - Having radiator and ceiling light point.

Bedroom Three 6'7 x 5'7

Front facing, having panelled radiator

Bathroom 6' 0" x 5' 7" (1.83m x 1.70m)

Rear Facing - Having suite comprising paneled bath with shower over, pedestal wash hand basin, low flush WC, radiator and ceiling light point.

Front Garden

To the front of the property there is off road parking giving access to the side garage and foregarden.

Garage 18' 3" x 6' 8" (5.56m x 2.03m)

A small garage/store (not suitable for a car) with a door to garden and double doors to front and having plumbing for washing machine, wall mounted combination gas central heating boiler, power and light.

Rear Garden

To the rear of the property there is a garden which is predominantly laid to lawn

Tenure

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.



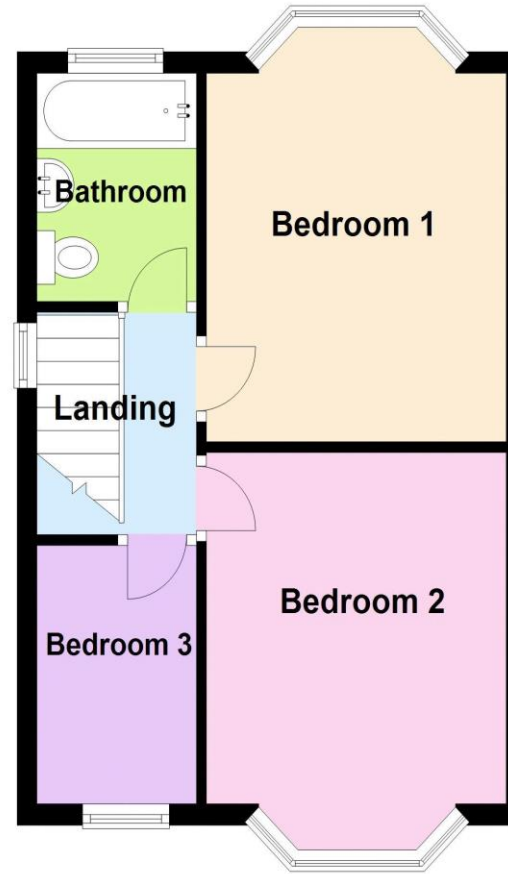
Ground Floor

Approx. 0.0 sq. feet



First Floor

Approx. 0.0 sq. feet



Total area: approx. 0.0 sq. feet



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63	65	(50-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC

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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