



Elizabeth Road, New Oscott  
Sutton Coldfield, B73 5AS

Offers in Excess of £375,000

# New Oscott

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This superbly extended well presented traditional style semi offers an exceptional opportunity for buyers. Ideally located for a wealth of desirable local amenities including sought after schools, shops and transport links the property on offer must be viewed in order to be fully appreciated.

The accommodation itself is accessed via a secure porch and includes a fabulous open lounge dining room with generous fitted kitchen having a vaulted ceiling and skylight, utility room and pantry store.

Further doors lead to a separate garden room and study/family room. To the first floor there are three bedrooms along with an en-suite shower room to the master and family bathroom.

Additional stairs lead to an as yet unconverted loft offering further development potential subject to planning.

Outside the property sits behind a lawned fore-garden and drive providing off road parking for vehicles whilst the rear garden benefits from a lawn and patio.





## Property Specification

MOST IMPRESSIVE SUPERBLY EXTENDED SEMI-DETACHED  
THREE WELL PROPORTIONED BEDROOMS  
EN-SUITE SHOWER ROOM AND FAMILY BATHROOM  
SUPERB OPEN LOUNGE DINING AREA  
EXCELLENT KITCHEN WITH VAULTED CEILING

### Porch

Living Room 6.58m (21'7") x 4.54m (14'11")

Family Room / Study 4.09m (13'5") x 1.88m (6'2")

Dining Area 3.25m (10'8") x 1.98m (6'6")

Kitchen 5.49m (18') x 2.93m (9'7")

Utility Room 1.88m (6'2") x 1.12m (3'8")

### Garden Room

### Landing

Bedroom 1 3.97m (13') max x 2.94m (9'8")

Bedroom 2 2.94m (9'8") x 2.90m (9'6")

Bedroom 3 2.81m (9'2") x 2.12m (7')

### Bathroom

En-suite Shower Room

### Agent's Note:

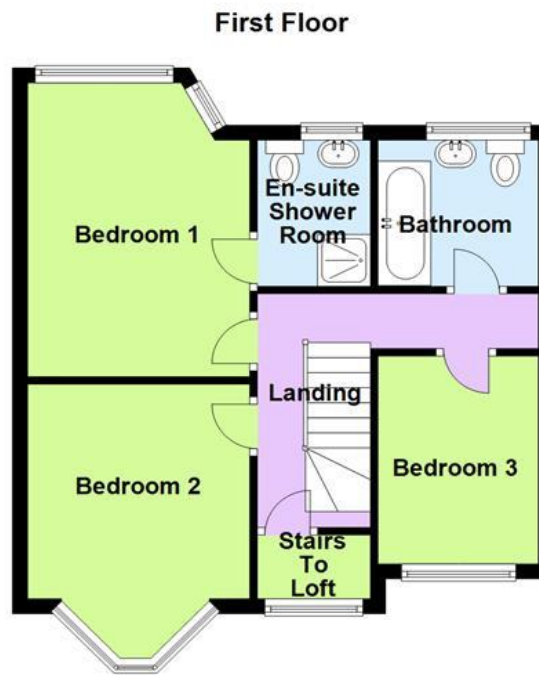
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Came on the market: 18th July 2023

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

8/1/23, 10:46 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

