

Connells

Graham Road
West Bromwich

Graham Road
West Bromwich B71 4ED

for sale offers in the region of
£280,000







Property Description

Connells West Bromwich welcomes you a well-presented three bedroom semi-detached property situated on Graham Road, offering well-proportioned accommodation and excellent potential for a family looking for a comfortable home.

The property benefits from a kitchen extension, providing additional space and making the kitchen an ideal area for modern family living and entertaining.

The accommodation briefly comprises an entrance hallway, spacious reception rooms, an kitchen, three bedrooms and a family bathroom. Externally, the property offers a rear gardens, with the rear providing a pleasant outdoor space for relaxing or entertaining and a driveway to the front.

Located in a convenient residential area of West Bromwich, the property is well placed for local amenities, schools, transport links and access to the wider West Midlands.

Porch

Entrance Hall

Stairs leading to the first floor, wall mounted radiator, storage cupboard under the stair and doors leading to;

Reception Room

Double glazed window to the front and wall mounted radiator.

Lounge/Dining Room

13' 1" x 12' 3" (3.99m x 3.73m)

Double glazed patio doors to the rear and wall mounted radiator,

Kitchen

14' 1" x 7' 8" (4.29m x 2.34m)

Wall and base units, integrated sink/drainer, Double glazed window to the rear and door leading to the rear garden.

Landing

Double glazed window to the side and loft access.

Bathroom

Double glazed window, wash hand basin, low level wc, bath with a mixer tap and wall mounted radiator.

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

Double glazed window to the rearm wall mounted radiator and fitted wardrobes.

Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m)

Double glazed window to the front, wall mounted radiator and fitted wardrobes.

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to the front and wall mounted radiator.

Rear Garden

Low maintenance, Patio with small lawn area.







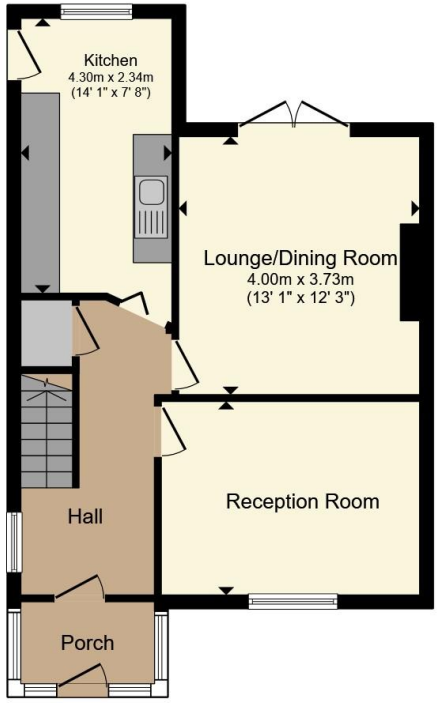


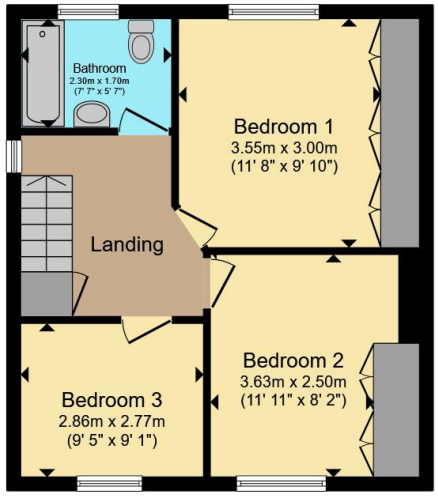







Certificate
INFORMATION





Ground Floor **First Floor**

Total floor area 94.8 m² (1,020 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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3 Astle Park
WEST BROMWICH B70 8NS

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311642

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.