



Graham Road
West Bromwich
B71 4ED
£300,000



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West Bromwich, B71 4ED

WK property in West Bromwich are pleased to present this modern and beautifully presented 3-bedroom, semi-detached family home with capacious accommodation throughout, situated in a highly sought after locations, within walking distance of Sandwell Valley Park, as well as many local amenities, local schools and transport links.

Internally, this excellent family home includes two spacious receptions rooms, offering both a lounge and separate dining room. With a well equipped, modern kitchen to the rear, providing access to the rear garden. To the first floor are three double bedrooms as well as the family bathroom consisting of a bath with mixer taps, low level WC and wash hand basin with tiling to splash prone areas.

To the rear, the garden is beautifully presented and of a considerable size being secluded and not over looked, with a slate patio, plus private lawn and decking. Along with a well equipped outbuilding to the rear offering, further living accommodation. Furthermore, the property benefits from double glazing and central heating throughout. Having been modernised over the years by the current owners to the highest of standards, this is not one to be missed!



Ground Floor

Entrance Hall

14' 0" x 5' 11" (4.27m x 1.80m) Having a double glazed window to the side elevation, radiator, carpet, ceiling light point, and telephone point.

Lounge

13' 03" x 11' 11" (4.04m x 3.63m) Having a double glazed window to the rear elevation, gas feature fireplace plus surround, carpet, central heating radiator, ceiling light point, and TV point.

Dining Room

9' 11" x 13' 04" (3.02m x 4.06m) Having a double glazed window to the front elevation, radiator, carpet, ceiling light point and TV point.

Kitchen

9' 03" x 7' 04" (2.82m x 2.24m) Consists of having a double-glazed window to rear elevation, a range of wall, base and drawer units, complimentary work surface over, tiling to splash prone areas, gas hob and gas oven with cooker hood over, plumbing for washing machine, sunken spotlights, and laminate flooring.

First Floor

Landing

8' 11" x 7' 05" (2.72m x 2.26m) Having stairs from the entrance hall, a double glazed window to the side elevation, loft access, airing cupboard, radiator, carpet and ceiling light point.



Bedroom One

11' 07" x 11' 10" (3.53m x 3.61m) Having a double-glazed window to rear elevation, ceiling light point, radiator, carpet and TV point.

Bedroom Two

11' 09" x 10' 05" (3.58m x 3.17m) Having a double-glazed window to front elevation, carpet, ceiling light point, radiator, and TV point.

Bedroom Three

8' 04" x 8' 11" (2.54m x 2.72m) Having a double-glazed window to front elevation, carpet, ceiling light point, radiator, and TV point.

Family Bathroom

Having a double glazed window to the rear elevation, bath with mixer taps, wash hand basin, low level WC, tiling to splash prone areas, extractor fan, heated towel rail, ceiling light point and laminate flooring.

Outside

Outbuilding

15' 04" x 14' 0" (4.67m x 4.27m) Having doubled glazed windows & French doors to the front elevation, electric feature fire place, TV point, wall lights, ceiling light point, laminate flooring. As well as separate cloakroom, consisting of a Vanity, low level WC plus Kitchen with a range of wall, base and drawer units, complimentary work surface over, fridge/freezer and a stainless steel sink/drainers with tiling to splash prone areas.