

for sale

offers over **£150,000** Freehold

**Paul
Dubberley**



Graham Road West Bromwich B71 4ED

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Property Description

An Extended Semi Detached House in great condition situated in a quiet residential area yet a short walk to West Brom town centre and sandwell hospital. Benefitting from Central Heating, Double Glazing and No Upward Chain! Accommodation comprises:- Hallway, Lounge, Kitchen, Ground Floor WC, Side Extension, 2 Good Sized Bedrooms, Bathroom WC, Front and Rear Gardens, Large Garage to the Rear with Rear Vehicle Access. Must be viewed to be appreciated.

Entrance Hall

Having double glazed door to the front, understairs cupboard and central heating radiator.

Lounge

11' 2" x 13' 5" (3.40m x 4.09m)

Having double glazed window to the front elevation, feature fireplace, and central heating radiator

Kitchen

8' 11" x 11' 1" (2.72m x 3.38m)

Having a double glazed window to the rear elevation. Fully fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated electric oven, integrated gas hob, with cooker hood over, and central heating radiator.

Utility/ Study/play Room

18' 5" x 5' 2" max (5.61m x 1.57m max)

Having double glazed window to the side elevation, central heating radiator and door to garden.

Bedroom One

11' 2" x 11' 4" (3.40m x 3.45m)

Having a double glazed window to the front elevation, built in wardrobes, walk in wardrobe feature fireplace, and central heating radiator.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

Having a double glazed window to the rear elevation, and central heating radiator.

Bathroom

Having a double glazed window to the rear elevation, fully tiled, bath with mixer taps, shower over, wash hand basin, low level WC, extractor fan, and central heating radiator.

Front Garden

Slabbed area with a wall.

Rear Garden

Large lawn area, with pathway running through the middle, decking area, and Anderson shelter.

Garage

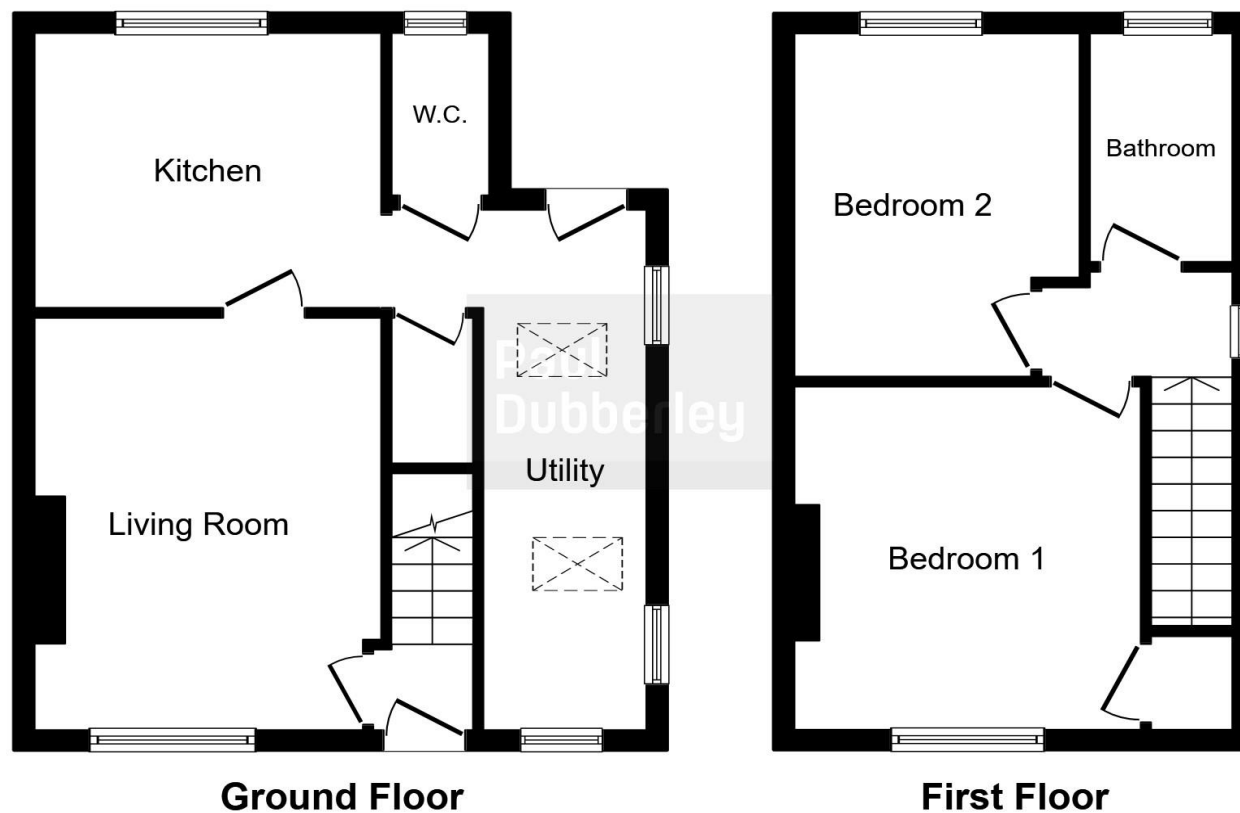
9' 8" x 26' 5" (2.95m x 8.05m)

Double doors.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Paul Dubberley on

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EPC Rating: E

view this property online PaulDubberley.co.uk/Property/ref-PWB101913

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