

**22 Graham Road**  
West Midlands, B62 8LJ

**Asking Price £230,000**



## Property Description

A well presented three bedroom semi detached style property, situated in a sought after cul-de-sac location. Close to local amenities.

The property benefits from SOLAR panels, gas central heating, double glazing and briefly comprising of; entrance porch, entrance hall, front and rear reception rooms, DOWNSTAIRS CLOAKROOM, fitted kitchen, landing, three bedrooms and family bathroom. To the front of the property is gated off road gated parking. To rear is an enclosed garden laid to lawn with raised seating area.

EPC - C / CT - C. NO CHAIN.

## Porch

Door leading through to entrance hall.

## Entrance Hall

6.00m x 1.67m (19'8" x 5'5" )

Stairs leading to first floor accommodation. Under stairs cellerette housing meters. Doors leading to front and rear reception rooms, fitted kitchen and downstairs cloakroom.

## Downstairs Cloakroom

2.11m x 0.76m (6'11" x 2'5" )

Window to side. Low level flush installed with a pedestal wash hand basin. Housing combi boiler.

## Fitted Kitchen

2.44m x 3.05m (8'0" x 10'0" )

A good range of eye level and base units incorporating: 1/12 stainless steel sink and drainer unit, integral electric oven/grill with four ring halogen hob and extractor hood over. Plumbing for a washing machine. Window to rear and doors to front and garden.

## Rear Reception Room

3.17m x 3.50m wp (10'4" x 11'5" wp )

Window to rear. Double doors leading through to lounge. Electric wall mounted fire.

## Front Reception Room

4.20m wp x 3.49m (13'9" wp x 11'5" )

Maximum length into bay. Electric wall mounted fire and double doors to rear reception.

## Landing

2.08m x 0.70m (6'9" x 2'3" )

Window to side. Doors leading to all upstairs rooms.

## Bedroom One

4.24m wp x 3.36m wp (13'10" wp x 11'0" wp )

Maximum length into bay. Window to front.

## Bedroom Two

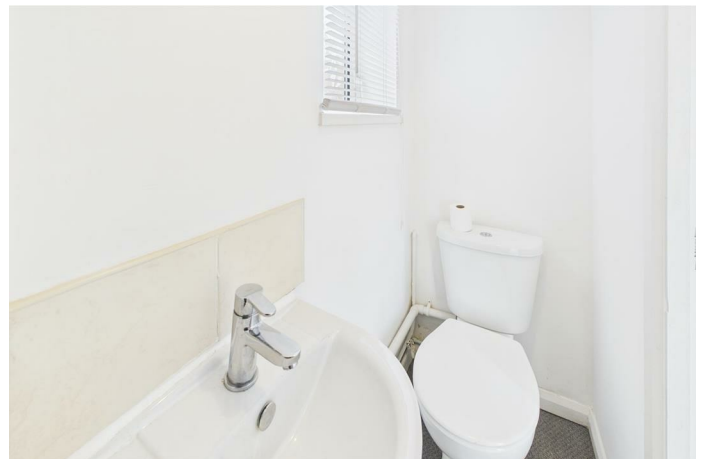
3.19m x 3.50m wp (10'5" x 11'5" wp )

Window to rear.

## Bedroom Three

2.20m x 1.85m (7'2" x 6'0" )

Window to front and loft access available.



## Bathroom

2.09m x 1.62m (6'10" x 5'3" )

Three piece bathroom suite comprising; low level flush toilet, pedestal wash hand basin and panelled bath with mixer shower over. Window to rear.

## Outside

FRONT: Off road parking to front for two cars with secured gated access. Access to front and side.

REAR: Decked patio area with steps leading down to a large garden mainly laid to lawn.

## Freehold

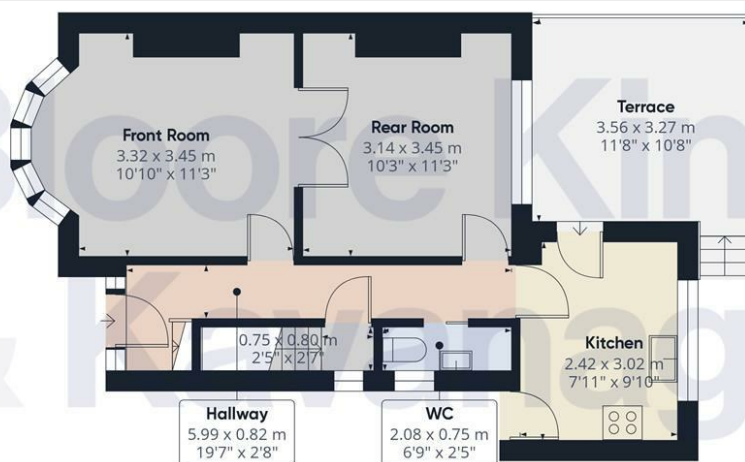
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other 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 branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0

**Approximate total area<sup>®</sup>**

69.89 m<sup>2</sup>  
752.28 ft<sup>2</sup>

**Balconies and terraces**

11.96 m<sup>2</sup>  
128.74 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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8 Hagley Road  
Halesowen  
West Midlands  
B63 4RG

[www.bloorekingkav.co.uk](http://www.bloorekingkav.co.uk)  
0121 550 4151  
[info@bandk.co.uk](mailto:info@bandk.co.uk)

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements