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**40 Graham Crescent
Rubery
Birmingham
B45 9DD**

Offers in Region of £270,000

**Three Bedroom Semi-Detached
Corner Plot
Two Reception Rooms
Kitchen
Gas Central Heating
Double Glazing
Shower Room
Garage**

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED SITUATED ON A CORNER PLOT.

The property is presented to a very high standard situated in Rubery, Graham Crescent is well located for Rubery High Street offering a range of convenience stores with surrounding areas providing additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development including entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.

This property is offered with no upward chain.



Approached via a walled garden with mature hedging, pathway leads up to double glazed porch with glazed wooden entrance door into Hallway.

HALLWAY 11'11" x 5'11"

Double Glazed window to side elevation., Gas central heating radiator. Stairs leading to first floor. Doors to.

RECEPTION ROOM ONE 10'01" x 13'03" 3.07m x 4.03m

Double Glazed Bay Window to front elevation. Gas central heating radiator. Wooden Flooring.

RECEPTION ROOM TWO 10'01" x 14'08" 3.07m x 4.47m

Double glazed square bay window to rear elevation, Gas central heating radiator. Wooden flooring.

KITCHEN
6'03" (min) 9'05" (max) x 13'07"
1.90m (min) x 2.87m (max) x 4.14m
L Shaped Kitchen with Two Double Glazed windows to side elevation, Double Glazed door to rear of garden, stainless steel sink unit with mixer tap, wooden worktops with metro tiled splashbacks. Space for washing machine. Wall, Base and Drawer units, Cupboard housing Navien combi boiler. Gas central heating radiator.

BEDROOM ONE
9'11" x 14'09" 3.02m x 4.49m
Double Glazed Bay Window to front elevation. Gas Central Heating Radiator.

BEDROOM TWO
10'01" x 14'0" 3.07m x 4.26m
Double Glazed Bay window rear aspect. Gas Central heating Radiator.

BEDROOM THREE
5'11" x 8'07" 1.80m x m
Double Glazed window to front elevation. Gas central heating radiator.

SHOWER ROOM
5'10" x 7'05" 1.80m x 2.61m
Corner Shower unit, Vanity unit housing wash basin with mixer tap, WC. Double Glazed Window to Rear elevation Gas Central Heated Towel Rail.

Landing
Double Glazed window to side elevation. Loft access.

Garage
10'10" x 26'08" 3.30m x 8.12m
Electric garage door, with parking space in front.

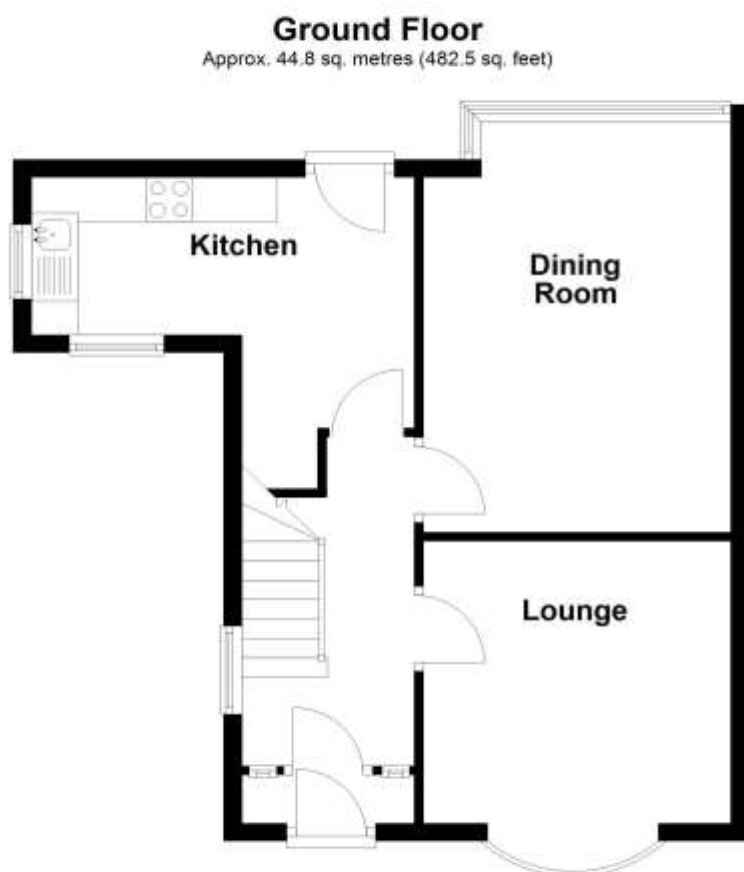
REAR GARDEN
Wrap around garden mainly laid to lawn with mature shrub borders, access to garage.

TENURE
Property is believed to be freehold subject to confirmation of a Solicitor.

EPC RATING – C

COUNCIL TAX BAND – C

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Total area: approx. 85.5 sq. metres (920.7 sq. feet)