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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.

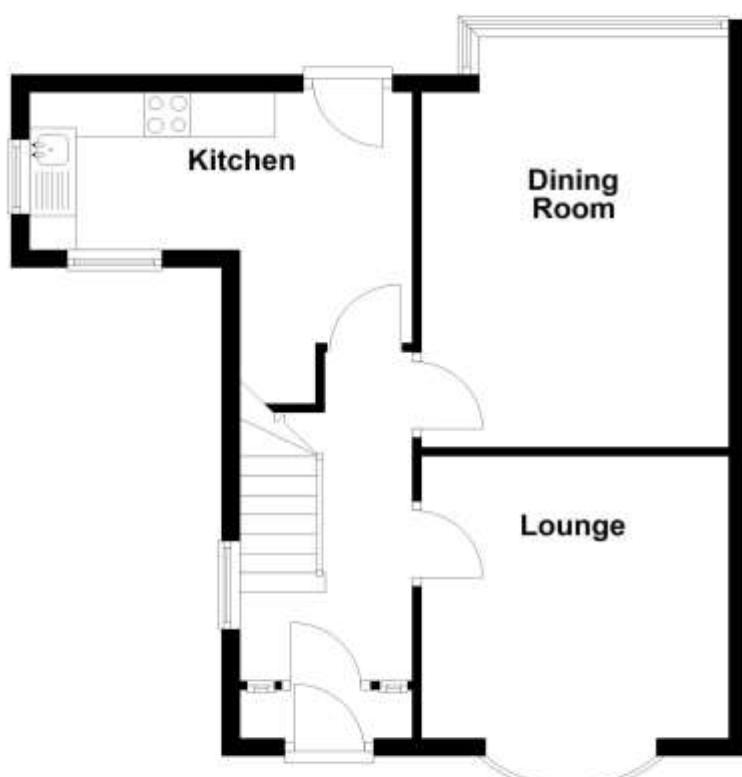
EPC RATING – C

COUNCIL TAX BAND – C

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

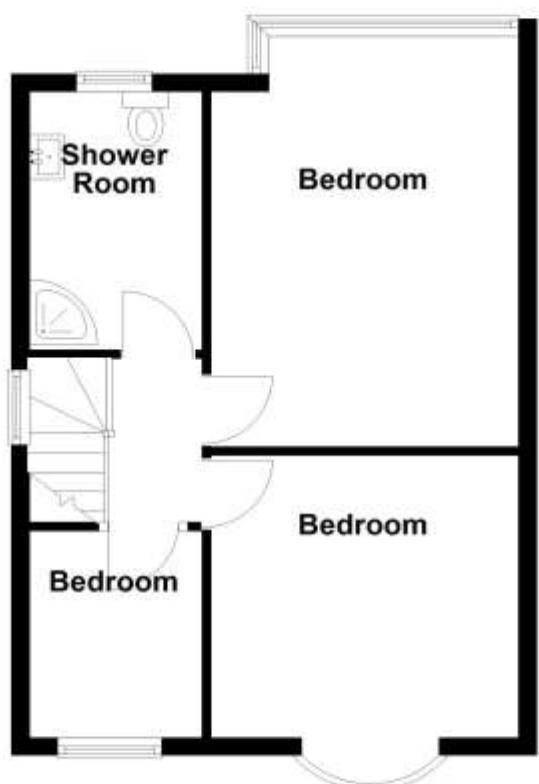
### Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



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

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