



**23 Graham Road**  
Halesowen, B62 8LJ

**Asking Price £240,000**



## Property Description

A beautifully presented, extended, three bedroom semi detached style property, situated in a sought after cul-de-sac location. Close to local amenities and in a great catchment area for popular Primary schooling.

The property benefits from recent refurbishment throughout including new floorings being laid and is briefly comprising of; porch, entrance hall, front & rear reception rooms, extended refitted breakfast kitchen, landing and refitted shower room.

To the front of the property is a graveled driveway offering off road parking for two cars comfortably and to the rear is an enclosed garden laid to lawn with a raised, decked seating area.

EPC - D / CT Band - B. NO UPWARD CHAIN.

## Porch

Double doors to the front and door leads to the entrance hall. Stain glass character windows to front.

## Entrance Hall

Stairs rise to the first floor. Understairs panty/cloakroom.

## Lounge

3.50m x 4.12m (11'5" x 13'6")

Spacious lounge with bay window to the front. Wall mounted electric fire.

## Dining Room

3.54m x 3.21m (11'7" x 10'6")

Separate dining room with window overlooking the rear decking and garden.

## Extended Refitted Breakfast Kitchen

3.14m x 4.71m (10'3" x 15'5")

L Shaped room measured at widest points

An extended kitchen breakfast room with a range of eye and low level units incorporating: stainless steel sink and drainer, integrated electric hob with extractor over and integrated electric oven. Window to the rear and double doors lead to the rear garden. Door leads to the front/side of the property. Plumbing and space for a washing machine/dishwasher. Space for a fridge freezer. Laminate flooring. Worcester boiler. Vinyl flooring laid.

## Landing

Window to the side. Doors to all upstairs rooms.

## Bedroom One

3.41m x 4.29m (11'2" x 14'0")

Bay window to the front.

## Bedroom Two

3.47m x 3.23m (11'4" x 10'7")

Window to the rear.

## Bedroom Three

1.88m x 2.20m (6'2" x 7'2")

Window to the front.



### Refitted Shower Room

1.63m x 2.11m (5'4" x 6'11")

A brand new three piece suite comprising: separate double shower enclosure with mains fed shower unit installed, vanity unit wash hand basin and low-level WC. Window to the rear. Vinyl flooring laid.

### Outside

Front: Graveled driveway providing off road parking with pathway leading down the side of the property to the kitchen entrance.

Rear: A fully enclosed rear garden laid mainly to lawn with raised wooden decked seating area.

### 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



Floor 1

**Approximate total area<sup>(1)</sup>**

73 m<sup>2</sup>  
786 ft<sup>2</sup>

**Balconies and terraces**

16.5 m<sup>2</sup>  
178 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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