

## Floor Plan



## Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

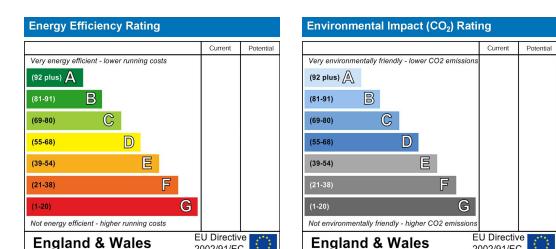


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## Energy Performance Graphs



## 1 Poplar Road

, Brownhills WS8 6AJ

£1,100 Per Calendar Month



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## DESCRIPTION

This deceptively spacious two storey end town house will be available from late January 2025

## Thought

To date from the early Post-war period, the property benefits from modern gas fired radiator central heating and replacement PVCu double glazing. Together with ample off road parking, the property also benefits from an attractive conservatory which leads into a mature and well managed garden. Internal viewing is therefore highly recommended in order to fully appreciate the quality of internal appointments.

## Poplar Road

Leads from Great Charles Street, and is within comfortable walking distance of the many shops and retail outlets at nearby Brownhills High Street. Frequent and regular public transport services are also available nearby, together with schools catering for children of all age groups and places of public worship.

## An

Abundance of sporting, social and recreational facilities can be accessed close by, together with the Midland Motorway Network providing easy commuting to Birmingham City Centre and to the wider West Midland conurbation.

## The

Internal accommodation may be more fully detailed as follows;-(all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED ENTRANCE DOOR

Opens into the; -

### SPACIOUS RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor with useful understairs storage cupboard, central heating radiator with cover,

## ON THE FIRST FLOOR

### A WELL LIT CENTRAL LANDING AREA

With PVCu double glazed window to the side aspect, access panel to the loft space and doors radiating to the following; -

### FRONT BEDROOM ONE measuring

11'6" x 11'0" (3.5 x 3.35)

Having a double built in wardrobe with louvre doors, PVCu double glazed window to the front aspect, single panel radiator and thermostatic valve.

### REAR BEDROOM TWO measuring

11'6" x 8'6" (3.51 x 2.6)

Having a double panel radiator with thermostatic valve, built in dressing table and PVCu double glazed window to the rear aspect.

### REAR BEDROOM THREE measuring

9'0" x 7'7" (2.74 x 2.32)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

### FULLY TILED SHOWER ROOM

With tiled floor, white suite comprising of vanity wash hand basin and corner shower cubicle with glazed screen and power shower, chromium heated towel rail.

## SEPARATE WC

With half tiled walls, low level WC, single panel radiator and PVCu double glazed window to the side aspect.

## OUTSIDE

To the front of the property, there is a lawned fore garden with driveway, providing parking for approximately 3 vehicles. A gated side pedestrian entrance leads to the fully enclosed garden, having a level lawn with paved patio and space for a timber garden shed.

## GENERAL INFORMATION

EPC RATING - BAND D

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property.

VIEWING : By prior telephone appointment with Marion & Co on 01922 404446.

