





10 Poplar Drive, Barnt Green, B45 8NQ

Offers Over £595,000

4 1 1





## Summary

Located upon a corner plot in the heart of the charming village of Barnt Green, this spacious property offers a fantastic opportunity for those seeking to create their dream home. The accommodation is full of untapped potential and benefits from both 2023 and 2024 APPROVED PLANNING for several extensions and a refashioning of the internal space. Conveniently located close to local amenities, schools and transport links, this home offers both the peace of suburban living and the convenience of just being a short stroll from the village centre.

## Description

While the home retains much of its original character, it is in need of modernisation, presenting a blank canvas for renovation enthusiasts. The interior layout is versatile including a generous open aspect reception room with garden access, a large kitchen and utility room, spacious entrance hall with guest WC, four well proportioned bedrooms and a family bathroom.

Planning was approved in both July 2023 and most recently September 2024 for several extensions and a refashioning of both the internal accommodation and external facades (see plans).

Further details via the Bromsgrove Planning Portal  
<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

2023 - Proposed single storey rear extension; single storey front bay window extension; demolition of existing single storey side extension and erection of double storey side and rear extension. Ref. No: 23/00618/FUL

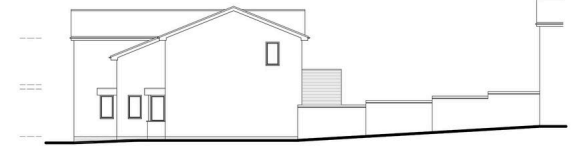
2024 - Front and rear extensions and internal alterations. Ref. No: 24/00722/FUL

## Outside

The highly private rear garden is mainly laid to lawn with an array of mature shrubs at the edges and a paved patio which wraps across the back of the house continuing along the side. Parking includes a block paved driveway at the front providing access to the garage.



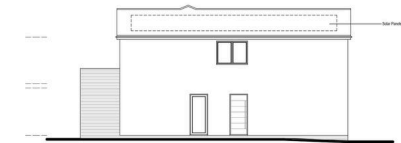
FRONT ELEVATION



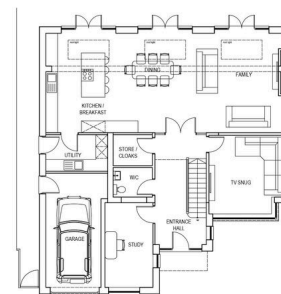
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 5m 10m  
SCALE 1:100 @ A2

8 27th 21 Proposed side boundary removed  
at 12.00m 11. Side boundary retained  
New Date Comments

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2024

PROPOSED EXTENSIONS AND ALTERATIONS AT  
10 POPLAR DRIVE

0mg Title

PLANS AND ELEVATIONS AS PROPOSED

Scale Date Dwg No.

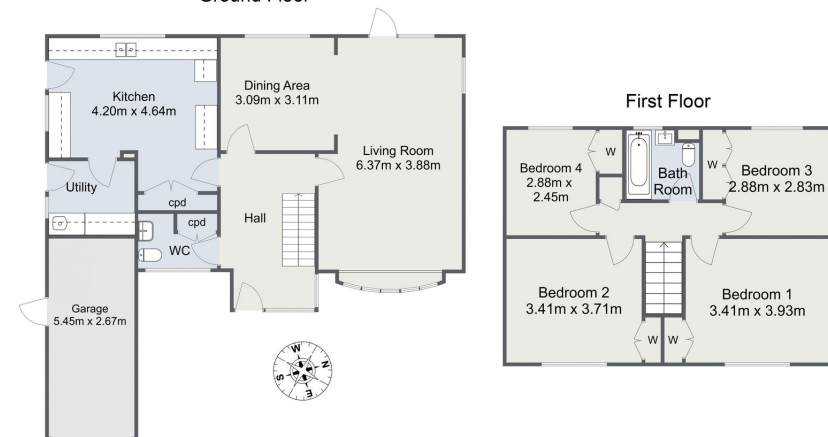
1:100 @ A2 MAY 23 1/46.056



- Located on a Sizeable Corner Plot
- 2023 and 2024 APPROVED PLANNING PERMISSION
- Perfect Blank Canvas for Renovation Enthusiasts
- Versatile Layout
- Generous Reception Room and Large Kitchen
- Utility Room, Spacious Hall and WC
- Four Well Proportioned Bedrooms
- Family Bathroom
- Highly Private Rear Garden, Garage and Drive
- Within Walking Distance to Village Amenities and Train Station



Poplar Drive, Barnt Green  
Ground Floor



Total Approximate Area (Including Garage): 143.4 sq. m (1,543.54 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

**0121 447 8300**

Alternatively, you can scan the QR to view all of the details of this property online.

