



Poplar Road, Brownhills



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OIRO £199,995



Key Features

- Popular location
- Perfect for first time buyers and investors
- Three bedroom family home
- Two reception rooms
- Conservatory
- Family bathroom
- EPC rating C
- Freehold





*****IDEAL FOR FIRST TIME BUYERS AND INVESTORS***** Three bedroom house located in Brownhills, popular with families and commuters with good local schools, the High Street with its many shops, supermarkets and transport links to the M6 motorway and M6 toll road, Aldridge, Cannock, Lichfield and Walsall. For nature lovers, close by are the Brownhills Commons and the nature reserves of Chasewater.

The property briefly consists of driveway, porch, lounge, dining room, kitchen, utility area, conservatory, three bedrooms, family bathroom and enclosed rear garden.

Tenure: Freehold

Council tax band: A

EPC: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Frontage

With driveway offering off road parking for two cars and side gate giving access to the rear.

Lounge

Located at the front of the property accessed off the hallway with window offering views of the front aspect.

Dining room

Located off the kitchen at the rear of the property with double doors leading into the conservatory.

Kitchen

Having matching wall and base units and separate utility area.

Consrvatory

With French doors leading out into the rear garden, the perfect space for relaxing in.



Bedroom one

Double bedroom located at the front of the property with built in storage.

Bedroom two

Double bedroom located at the front of the property with built in storage.

Bedroom three

Bedroom at the rear of the property offering views of the rear garden.

Family bathroom

Partially tiled bathroom with mains shower over bath, basin and w.c.

Rear garden

Enclosed rear garden having large patio area and fencing separating the lawn area.





Ground floor



Floor 1

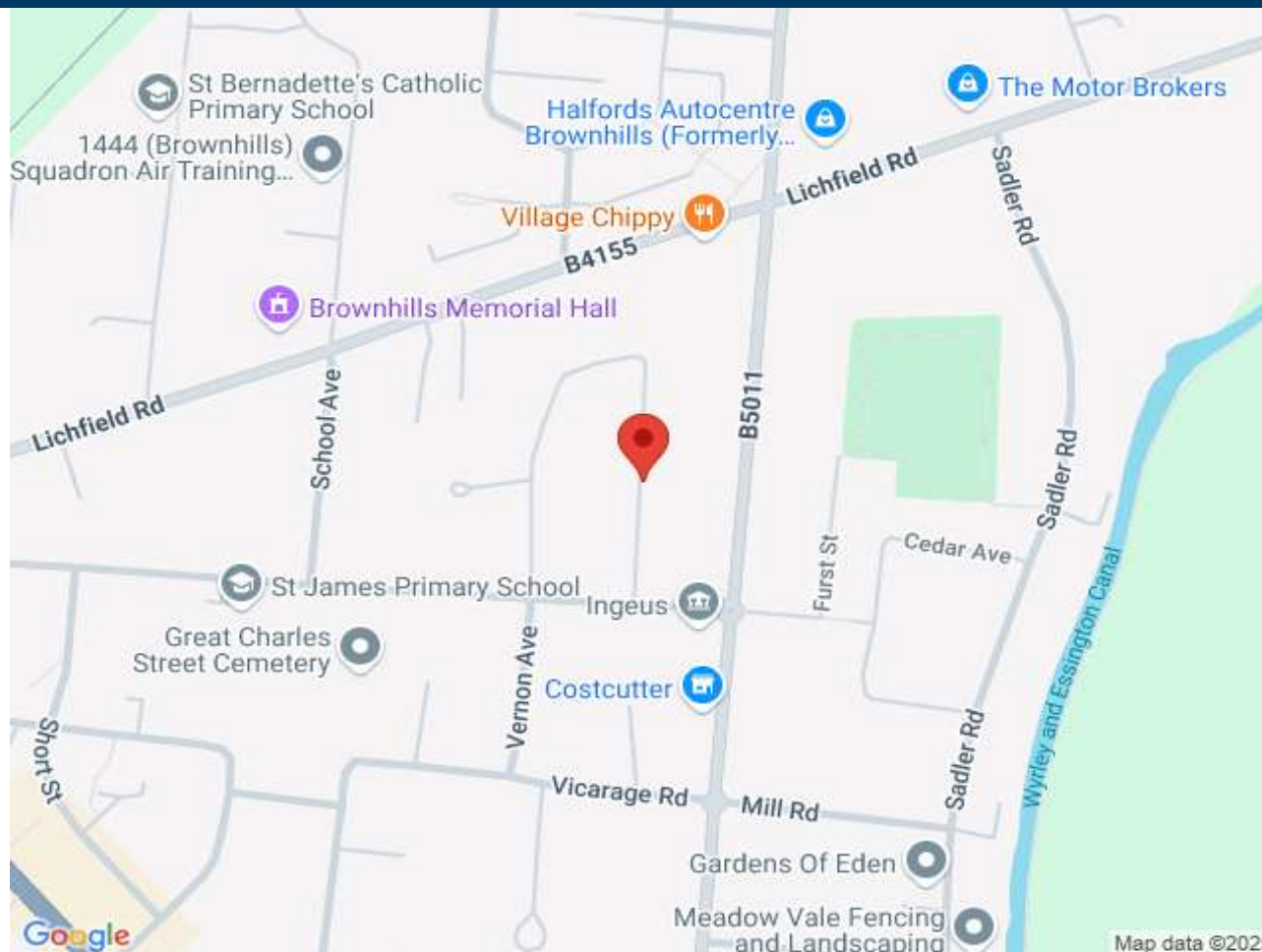


Approximate total area⁽¹⁾
83.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

