

Poplar Road, Sparkhill



£180,000



# Poplar Road, Sparkhill

- 2 Reception Rooms
- Double Glazing
- Gas Central Heating
- Ideal for First Time Buyers
- 2 Bedrooms
- Good Condition
- Garden
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: A**

Welcome to this charming mid-terrace house located on Poplar Road in the vibrant area of Sparkhill, Birmingham. This property boasts two spacious bedrooms and two modern bathrooms, perfect for a small family or professionals looking for a comfortable living space.

As you step inside, you are greeted by two inviting reception rooms that offer plenty of space for entertaining guests or simply relaxing with your loved ones. The layout of the house provides a seamless flow between the living areas, creating a warm and welcoming atmosphere.

The two well-appointed bedrooms are ideal for creating your own personal sanctuary, with ample space for all your furniture and belongings. The two bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze.

One of the highlights of this property is the lovely garden, where you can enjoy the outdoors and perhaps indulge in some gardening or al fresco dining during the warmer months. The 842 sq ft of living space provides a comfortable environment for everyday living, with room to personalise and make it your own.

## Reception Room

3.50 x 2.70 (11'5" x 8'10")

Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

## Dining Room

3.70 x 3.50 (12'1" x 11'5")

Double glazed window to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

## Kitchen

3.20 x 2.00 (10'5" x 6'6")

Double glazed window to side, tile flooring, splashback tiling, wall mounted radiator, ceiling lights, storage units, worktops, drainer sink with taps, ceiling light

## Shower Room

2.00 x 2.00 (6'6" x 6'6")

Privacy double glazed window to side, lino flooring, wall tiles, electrical shower unit, pedestal sink with taps, extractor fan

## Bedroom 1

3.70 x 3.50 (12'1" x 11'5")

Double glazed window to front, wood flooring, wall mounted radiator, skirting, ceiling light

## Bedroom 2

3.70 x 3.50 (12'1" x 11'5")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

## Bathroom

4.00 x 2.00 (13'1" x 6'6")

Privacy double glazed window to rear, tile flooring, bathtub with taps, electrical shower unit, pedestal sink with taps

## Garden

Garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

## Directions





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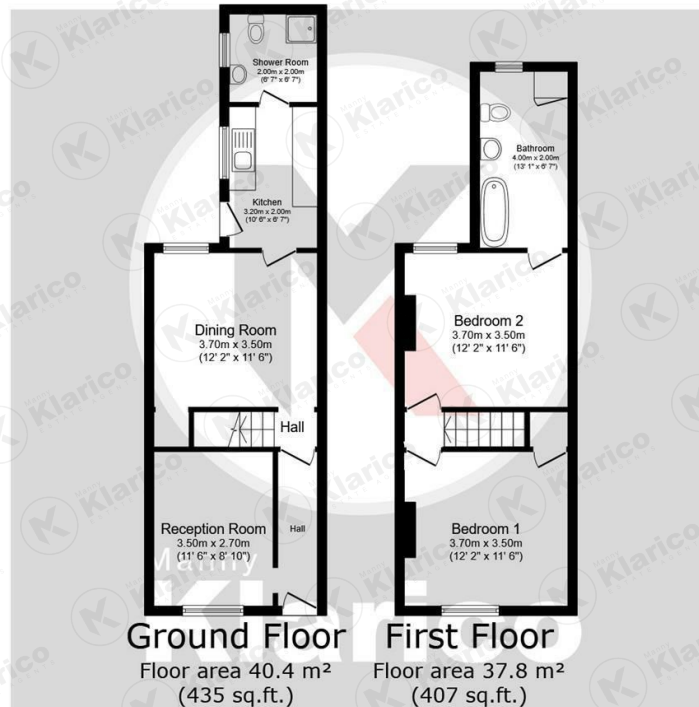




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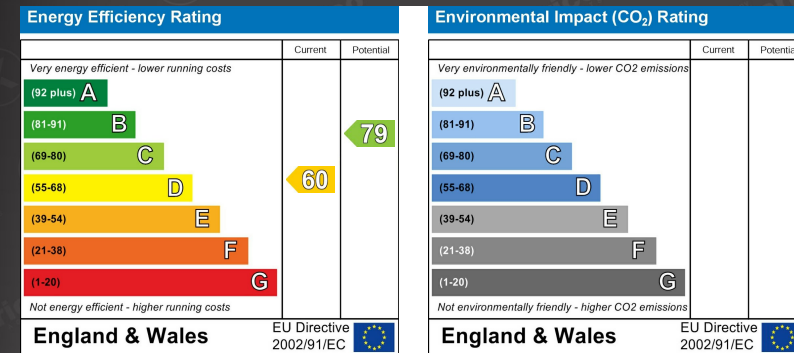






TOTAL: 78.2 m<sup>2</sup> (842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

