

Poplar Road, Sparkhill



£175,000

Poplar Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Double Glazing
- Good Condition
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold

Council Tax Band: A

Nestled on the charming Poplar Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1910, the property has been well maintained, ensuring that its original charm is complemented by contemporary comforts.

Spanning an impressive 1,044 square feet, this home boasts three spacious bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The two reception rooms are generously sized, allowing for versatile use, whether for entertaining guests or enjoying quiet evenings in. The abundance of natural light that floods through the well-placed windows creates a warm and inviting atmosphere throughout the home.

The location is particularly appealing, situated in a good area that offers convenient access to local amenities, schools, and transport links, making it an ideal choice for both families and professionals alike.

This property is not just a house; it is a welcoming home that promises comfort and convenience in a vibrant community. With its spacious rooms and well-lit interiors, it is a must-see for anyone looking to settle in Birmingham. Don't miss the opportunity to make this charming residence your own.

Reception

3.44m x 3.67m (11'3" x 12'0")

Double glazed window to front, carpet flooring, chimney breast, gas fireplace, wall mounted radiator, ceiling lights, skirting

Living Room

4.41m x 3.67m (14'6" x 12'0")

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

Kitchen

4.54m x 1.96m (14'11" x 6'5")

Double glazed window to side, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, wall mounted radiator

Shower Room

2.43m x 1.96m (8'0" x 6'5")

Privacy double glazed window to side, tile flooring, wall tiles, walk-in shower, pedestal sink with mixer tap, wall mounted radiator

Lean-to

5.64m x 1.61m (18'6" x 5'3")

Double glazed window Throughout, laminate flooring, door to garden

Bedroom 1

3.46m x 3.67m (11'4" x 12'0")

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

Bedroom 2

3.49m x 2.73m (11'5" x 8'11")

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

Bedroom 3

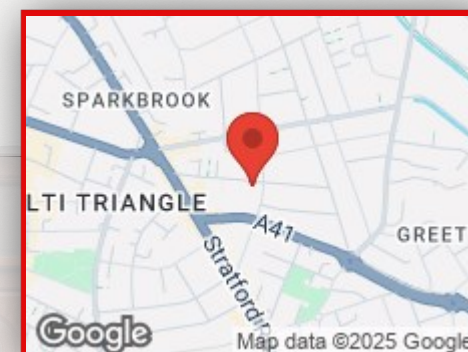
4.39m x 2.01m (14'5" x 6'7")

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

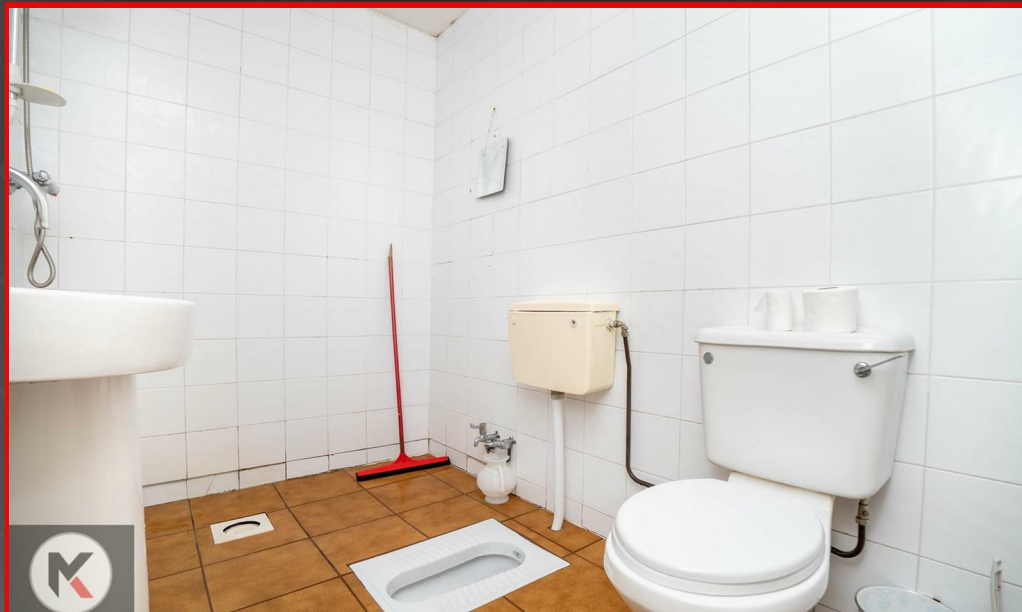
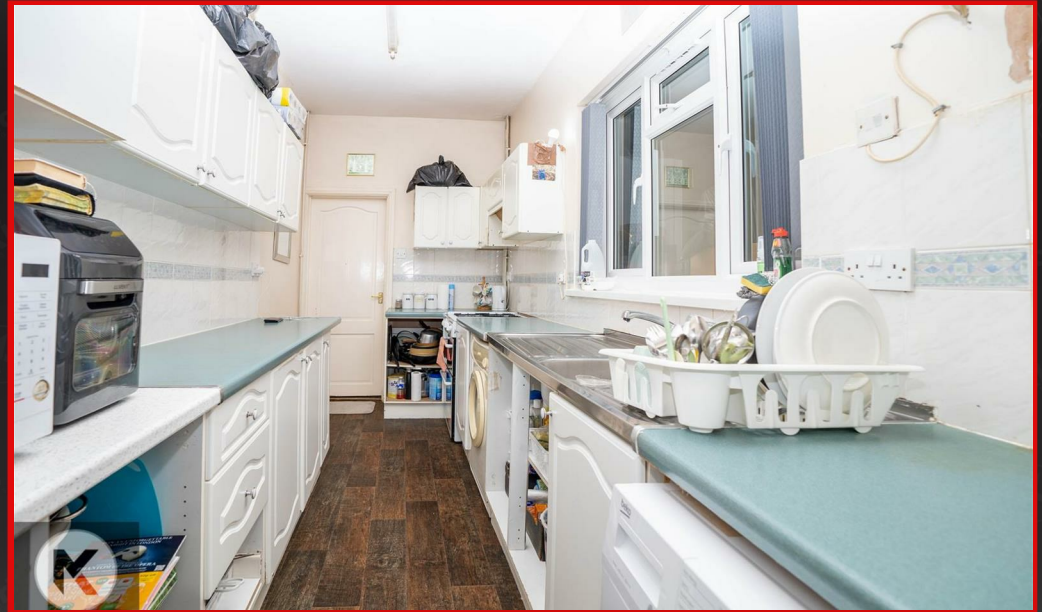
Garden

Garden slabs, access to park from rear, Fence panels to boundaries

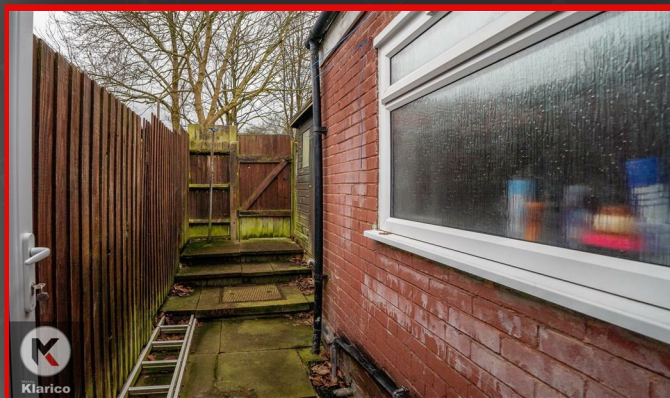
Directions



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Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, furniture etc. have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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