



Connells

Poplar Road  
Wolverhampton



# Poplar Road Wolverhampton WV3 7DP

for sale offers in the region of  
**£300,000**



## Property Description

Connells Wolverhampton are delighted to present this delightful charming cottage dating back to 1752, Being sold with no onward chain. Set within a local conservation area, this ideal home for down sizers boasts character features and exudes curb appeal with its long approach.

The property internally comprises of a welcoming entrance hall with spiral staircase, a comfortable lounge is situated to the left, and fitted kitchen with dining space to the right. The kitchen features a variety of integrated appliances including fridge and freezer as well as a Belfast sink drainer, multifuel burner and charming stable door.

On the first floor the property benefits from imported Italian venetian oak flooring and a large landing space with feature floor to ceiling window and second multifuel burner. Two bedrooms and a stylish recently fitted bathroom completes the accommodation.

Externally the property provides off road parking, gated car port, mature courtyard and front garden with water feature. A 26ft long outbuilding provides excellent potential for conversion or keen gardeners alike.

Viewing is highly recommended to appreciate this property and for your chance to own a piece of history.

## Location And Area

Ideally situated on the outskirts of Wolverhampton City Centre the property is ideally placed for access to the A449 route and Birmingham New Road. The city centre itself offers a wide range of high street shops, amenities and leisure facilities along with local commuting links including rail and bus stations. There are a number of local shopping facilities and eateries around the area including some of the areas popular schools.

## Entrance Hall

Solid oak double glazed door to front, two double glazed windows to front, radiator, spiral staircase to first floor landing.

## Lounge

12' 11" x 9' 7" ( 3.94m x 2.92m )

Double glazed window to front, gas fireplace and radiator.

## Dining Area

12' 11" into recess x 6' 9" ( 3.94m into recess x 2.06m )

Double glazed window to front, radiator, pantry/ store cupboard.

## Kitchen

Double glazed window to front, range of wall and base units with worksurface above, Belfast sink drainer, electric oven with gas hob, integrated fridge, integrated freezer, dishwasher and multifuel burner.





## First Floor Landing

Double glazed feature window to front with sliding door, radiator, ceiling light rose, multifuel burner and Italian venetian oak flooring.

## Bedroom One

12' 7" into wardrobe x 9' 11" into recess ( 3.84m into wardrobe x 3.02m into recess )

Double glazed window to front, radiator, fitted wardrobes, loft access and Italian venetian oak flooring.

## Bedroom Two

7' 6" into recess x 6' 11" ( 2.29m into recess x 2.11m )

Two double glazed windows to side, radiator, loft access with drop down ladder and Italian venetian oak flooring.

## Bathroom

Double glazed window to side, wc, wash hand basin, Jacuzzi bath with floating mixer tap, separate water fall shower head, extractor fan, heated towel rail, tiled walls and flooring.

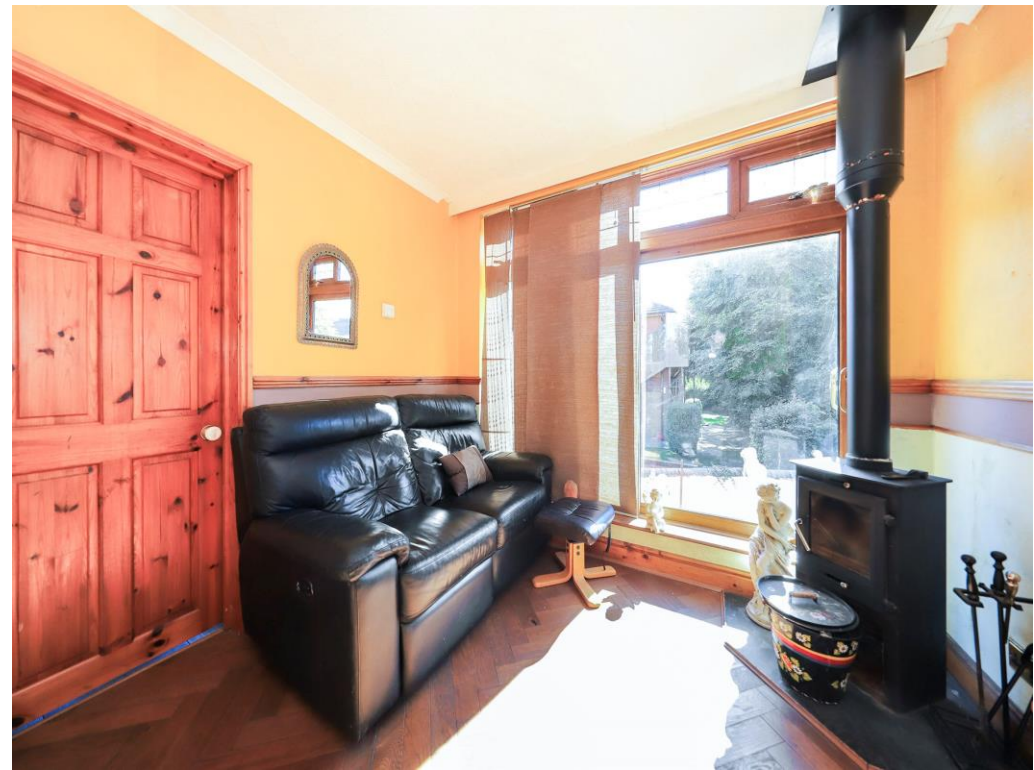
## Outside Front

Block paved driveway, the approach has a gated double car port, slabbed pathway, borders and shrubs, lawn, fish pond, greenhouse and access to outbuilding. Immediate courtyard features a block paved patio, water featuring, border and shrubs, various outdoor lights, double electric socket.

## Outbuilding

26' 10" max x 8' 5" max ( 8.18m max x 2.57m max )

Double glazed windows to side, power and lighting.



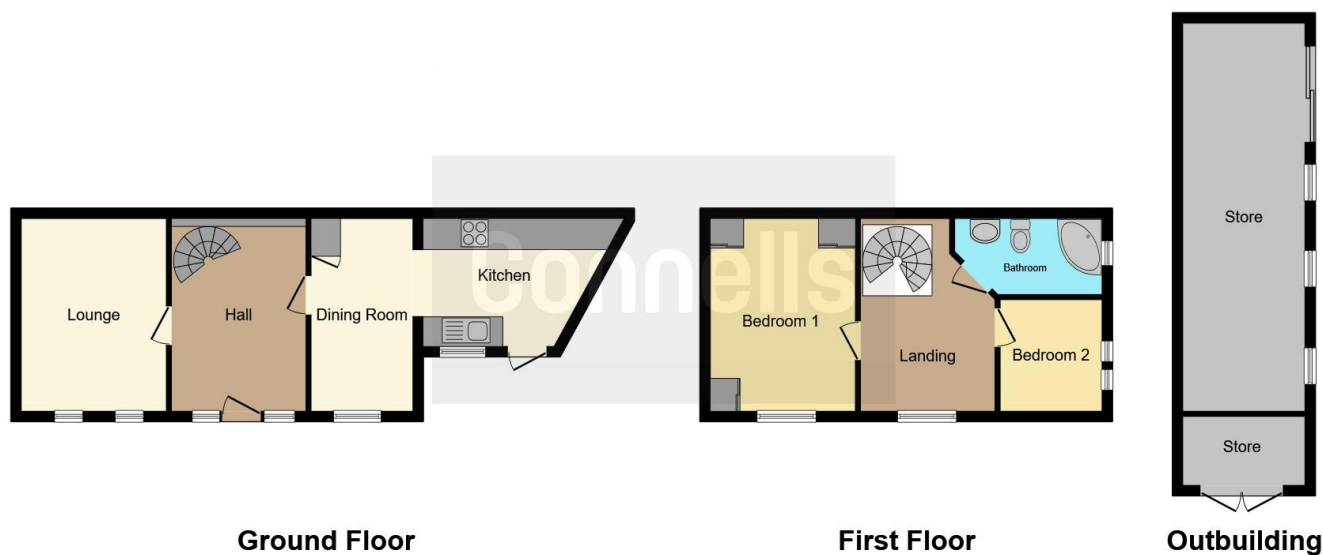












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333471](http://connells.co.uk/Property/WVH333471)**



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