



Connells

Poppy Lane
Erdington/ Wylde Green Border Birmingham

Poppy Lane Erdington/ Wylde Green Border Birmingham B24 0EJ

for sale
£475,000



Property Description

An immaculate & characterful 5 bed traditional style semi on a popular tree lined avenue & offering no upward chain. On a good sized plot having garage & large driveway. Having porch & hallway, family lounge onto the rear garden, dining room & open plan dining kitchen family room. On the ground floor there is a utility & Guest WC. On the first floor there is a master bedroom with dressing room & walk in en-suite shower room, 3 bedrooms & family bathroom & separate WC. There is a 2nd floor which leads to an impressive loft bedroom with en-suite shower. Outside there is a good sized driveway, gardens to the front and established, private and sunny aspect rear garden. Additional benefits include CH, mainly DG and retaining character features.

Entrance Porch

having door to the front giving access to the porch area with windows to either side, internal door giving access into the reception hall. The internal door benefits from single glazed leaded light window to the front, slate floor, radiator, coving, stairs to the first floor landing, doors lead to guest W.C., lounge, separate dining room and open plan kitchen, family dining room.

Guest W.C.

having low level flush W.C., wall mounted wash hand basin, slate floor, spotlights to ceiling and window to the front.

Family Lounge

11' 2" max to include the recess x 15' 7" (3.40m max to include the recess x 4.75m)
having double glazed French door giving access into the rear garden with double glazed windows to either side, double panelled radiator, TV aerial point, stripped and varnish wooden flooring, open fire facility with feature cast iron, inset and surround.

Dining Room

11' 2" to include the recess x 16' 4" max (3.40m to include the recess x 4.98m max)
having double glazed walk in bay window, radiator, feature wooden fire surround with open fire facility.

Kitchen Dining Area

16' 1" x 7' 9" (4.90m x 2.36m)
briefly comprising a modern refitted kitchen having fitted base units with work surfaces over and matching upstand, fitted matching wall units and display unit with lighting, large double glazed window overlooking the rear garden, one & half bowl sink and drainer unit with mixer tap over, integrated electric oven, integrated five ring gas hob, built in cooker hood and splashback, wall mounted central heating boiler, spotlights, slate flooring, space for a American fridge freezer, inset to the understairs recess, sunken spotlights, space for a large dining table and open access into the family area.

Family Area

10' 3" plus the door recess x 11' 6" (3.12m plus the door recess x 3.51m)

having slate flooring, radiator, leaded light French doors leading out onto the rear garden, TV aerial point, double glazed windows to either side of the French doors, spotlights and pedestrian door gives access into the utility room.

Utility Room

8' 10" x 4' 1" (2.69m x 1.24m)

having fitted wall units, built in Butler sink with mixer tap over, work surface, splashback tiling, space and plumbing for a washing machine, space for a dryer, wood block work surface and pedestrian door gives access into the garage.

First Floor Landing

stairs lead to the second floor landing.

Bedroom 1

15' 7" max x 13' 3" max (4.75m max x 4.04m max)

having double glazed leaded light, radiator, telephone, point, laminate flooring and doors give access into dressing room and en-suite.

Dressing Room

10' 2" x 5' 7" (3.10m x 1.70m)

having double glazed frosted window, spotlights, built in wardrobes with sliding mirrored front and open access into the en-suite shower room.

En-Suite Shower Room

having double walk in shower cubicle with Rainfall shower, hand held jet spray, wash hand basin mounted on a display unit, low level flush W.C., frosted double glazed

window, spotlights and extractor fan.

Bedroom 3

16' 4" to include the bay x 11' 2" to include the recess (4.98m to include the bay x 3.40m to include the recess)

having double glazed walk in bay window, radiator, door to built in storage cupboard having hanging rail shelving and laminate floor.

Bedroom 4

12' 1" x 11' 2" to include the recess (3.68m x 3.40m to include the recess)

this room is currently being used as a Gym and has double glazed window, radiator and laminate flooring.

Bedroom 5

11' 9" max x 7' 11" (3.58m max x 2.41m)

having double glazed walk in bay window, radiator, laminate floor.

Family Bathroom

having free standing claw foot cast iron bath with central mixer tap and pedestal wash hand basin, radiator with heated towel rail and frosted double glazed window to the front.

Separate W.C.

having low level W.C., part tiling and laminate floor.

Second Floor Landing

having door gives access into bedroom two.

Bedroom 2







To view this property please contact Connells on

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directions to this property:

From Connells, Sutton Coldfield, turn left onto Coleshill Street. At the traffic lights straight ahead onto Upper Holland Road and proceed straight ahead follow the A5127 Birmingham Road. Upon arrival in Wylde Green at the crossroads turn left onto Chester Road. At the roundabout take the 2nd exit continue on Chester Road and follow the road along. Turn right across the dual carriage onto Grange Road follow the road along and turn right onto Poppy Lane. The property is on the left hand side of the road.

EPC Rating D
EPC and Rating D available by the Connells For Sale Board.

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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