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Poplar Avenue  
Bentley Walsall





## Property Description

This well maintained four bedroom semi detached property is offering spacious living accommodation and is situated close to local amenities, transport links and schools. In brief the property comprises of entrance porch, entrance hall, bedroom one with ensuite, lounge, reception room, kitchen diner, first floor landing area, three further bedrooms, family shower room, rear garden and driveway.

## Access Via

A porch having double glazed windows and door leading into:

## Entrance Hall

Having stairs rising to first floor, door to bedroom one and door to living room

## Bedroom One

7' 3" max x 20' 6" max ( 2.21m max x 6.25m max )

Having double glazed window to front, radiator, storage cupboard and door to:

## Ensuite

Having hand wash basin,wc, shower cubicle, radiator, extractor fan and tiling

## Lounge

11' 7" max x 18' 2" max ( 3.53m max x 5.54m

max )

Having double glazed bay window to front, gas fire place, radiator and arch way into dining room

## Reception Room

14' 8" max x 10' 4" max ( 4.47m max x 3.15m max )

Having a double glazed door to rear garden, radiator and storage cupboard

## Kitchen Diner

19' 7" max x 12' 11" max ( 5.97m max x 3.94m max )

Having double glazed window to rear, wall and base units with work surfaces over, stainless steel sink drainer, integrated hob with cooker hood, space for appliances, boiler cupboard, radiator and door to rear garden

## First Floor

## Landing

Having double glazed window to side, cupboard with water tank, loft access and doors to:

## Bedroom Two

8' 4" x 13' 2" ( 2.54m x 4.01m )

Having double glazed window to front and radiator

## Bedroom Three

8' 4" x 13' 7" ( 2.54m x 4.14m )

Having double glazed window to the rear and radiator

### Bedroom Four

6' 2" max x 9' 4" max ( 1.88m max x 2.84m max )

Having double glazed window to front, radiator and storage cupboard.

### Shower Room

Having double glazed window to rear, shower cubicle, vanity unit with inset sink and wc

### Outside

To the front of the property is concrete driveway

To the rear of the property is decking leading to slabbed patio area leading to shed and water tap













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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**EPC Rating: D**

Tenure: Freehold

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