

for sale

offers over **£190,000** Freehold



## Poplar Avenue Bentley Walsall WS2 0EP

**NEW TO MARKET CHAIN FREE TWO BEDROOM PROPERTY** in a quiet residential area, offers comfortable living with great access to local amenities, schools and transport links. **VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LAYOUT.**



# Property Details

## Hall

A welcoming hallway offering access to the ground-floor accommodations and stairs leading to first floor.

## Porch

### Living Room 11' 6" x 14' 8" ( 3.51m x 4.47m )

A bright and generously sized living space featuring a large front-facing window that fills the room with natural light. The layout easily accommodates a substantial sofa arrangement and offers an inviting area for relaxation.

### Dining Room 7' 10" x 13' 10" ( 2.39m x 4.22m )

Flowing seamlessly from the living room, the dining room provides ample space for a family dining table. Dual-aspect light enhances the room's openness, and the french doors to the rear garden create a lovely indoor-outdoor connection.

### Kitchen 8' 10" x 11' 6" ( 2.69m x 3.51m )

A modern and well-appointed kitchen fitted with sleek cabinetry and plentiful worktop space. The room is bright and airy thanks to multiple windows and a rear access door leading directly to the garden. Integrated appliances and practical storage ensure the space is as functional as it is attractive.

## Landing

Provides access to both bedrooms and the family bathroom.

### Bedroom One 9' 10" x 14' 5" ( 3.00m x 4.39m )

A spacious primary bedroom spanning the full depth of the property. Large windows ensure excellent natural light, while generous proportions allow for a full bedroom suite and furniture.

### Bedroom Two 7' 10" x 11' 2" ( 2.39m x 3.40m )

A well-sized second bedroom ideal as a guest room, child's bedroom, or home office. Rear-facing views overlook the garden.

### Bathroom 5' 7" x 6' 11" ( 1.70m x 2.11m )

A clean, modern family bathroom equipped with a bathtub and overhead shower, WC, wash basin with storage, and contemporary tiling.

### Garage 8' 10" x 19' ( 2.69m x 5.79m )

A versatile and generous garage space offering excellent storage, with direct access to rear garden.

### Office 6' 7" x 13' 1" ( 2.01m x 3.99m )

A fantastic addition to the property- perfect for working from home, hobby space, gym, or studio. This separate room provides privacy and quiet away from the main house.







To view this property please contact Paul Dubberley on

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Property Ref: PWI103765 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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