



Poplar Rise, Little Aston
Sutton Coldfield, B74 4HT

Offers in Excess of £700,000

Hidden away in a sought-after cul-de-sac, this home is more than just bricks and mortar—it's a personality! Stylish, full of character, and just a little bit different—this is a home that stands out for all the right reasons.

Step through the door, and you're welcomed by a living room that knows how to set the mood, complete with a fireplace that crackles with charm. But why stop there? Slide open the oh-so-stylish Crittal-style doors and glide into the dining room, where dinner parties and deep conversations flow as easily as the wine. For those who like their homes with options, there's a separate family room—perfect for movie nights, spontaneous dance-offs, or just a quiet escape. And if you need a little extra space to dream, the conservatory off the living room is a sun-drenched retreat made for lazy afternoons and houseplants that finally thrive.

The newly fitted breakfast kitchen with Wakefield solid wood painted graphite units, two integrated Bosch ovens and microwave and separate grill, doesn't just serve up meals; it serves up garden views with your morning coffee. Let's talk practicality: a cloakroom, a utility room for all the necessary but unglamorous stuff, and garage for your car or more storage complete the ground floor accommodation.

Upstairs, a bright landing provides four beautifully designed bedrooms.

The main bedroom, complete with its own ensuite—perfect to roll out of bed and straight into a hot shower without battling for bathroom space.

The main bathroom has been fitted and features a Villeroy & Boch toilet and vanity unit with color-changing lighting. The long rear garden features mature trees and privacy and potential for a home office, garden room offering a peaceful retreat. And the driveway to the fore enjoys off road parking.

Accessed via Rosemary Hill Road, Poplar Rise benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance on the property.

Council Tax Band: We can confirm the Council Tax Band is 'F' payable to Lichfield City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room 4.60m (15'1") x 4.52m (14'10") max

Conservatory

Dining Room 3.63m (11'11") x 3.45m (11'4")

Kitchen 4.06m (13'4") x 2.69m (8'10")

Breakfast Area 3.00m (9'10") x 2.69m (8'10")

Family Room 4.80m (15'9") x 2.44m (8')

Inner Hallway

Utility 1.78m (5'10") x 1.35m (4'5")

Garage

WC

Landing

Bedroom 1 4.27m (14') x 3.96m (13')

En-suite

Bedroom 2 3.99m (13'1") x 2.00m (6'7")

Bedroom 3 3.86m (12'8") x 2.57m (8'5")

Bedroom 4 3.96m (13') x 1.35m (4'5")

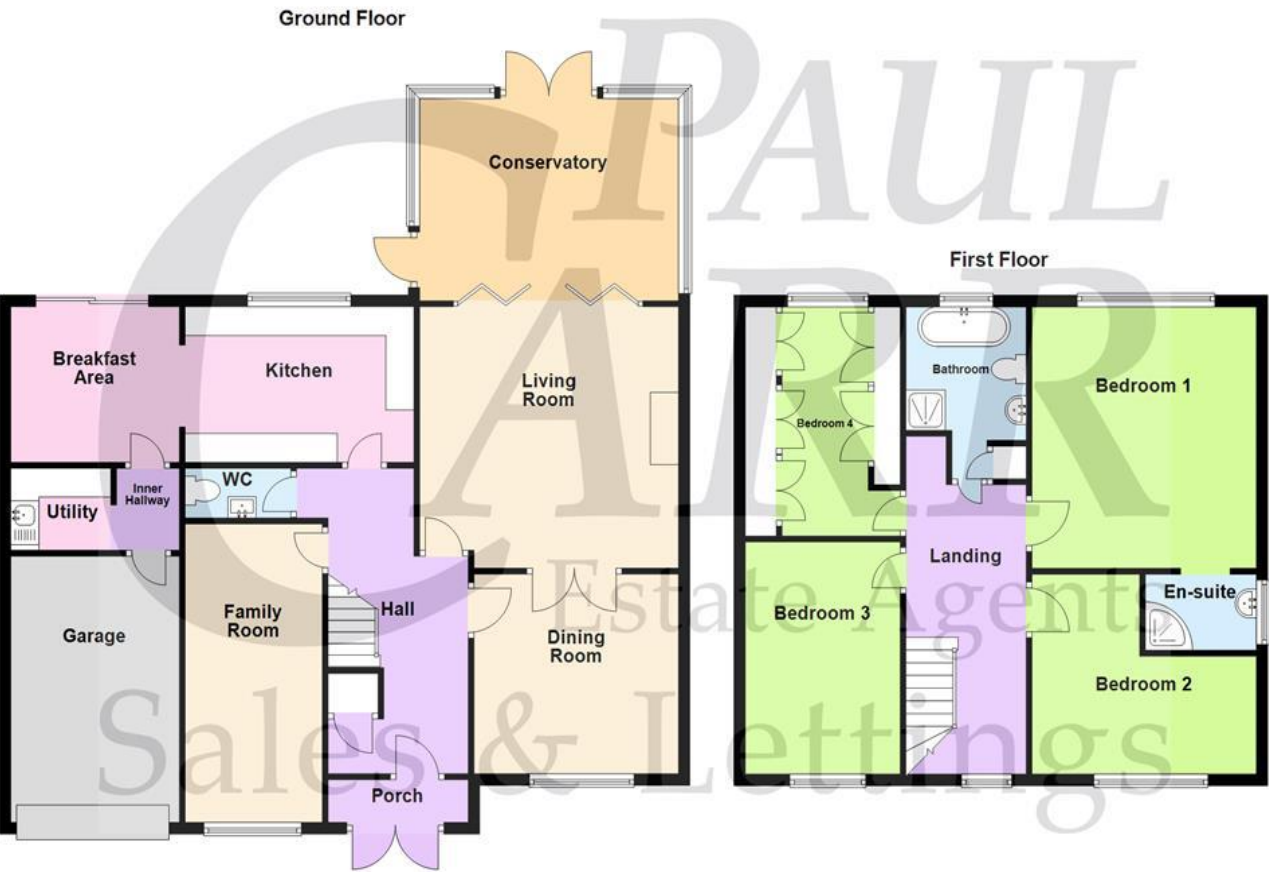
Bathroom





Floor Plan

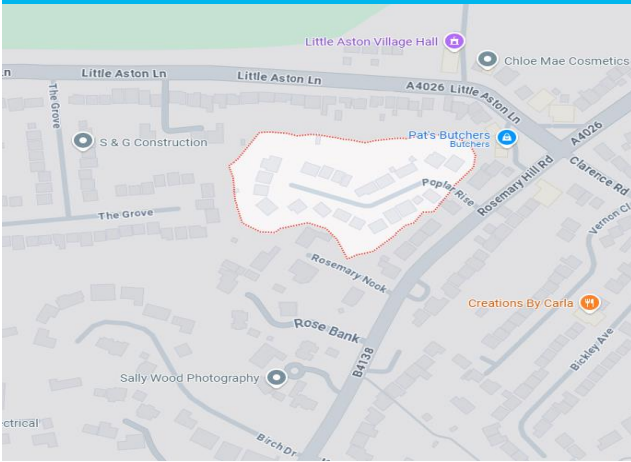
This floor plan is not drawn to scale and is for illustration purposes only

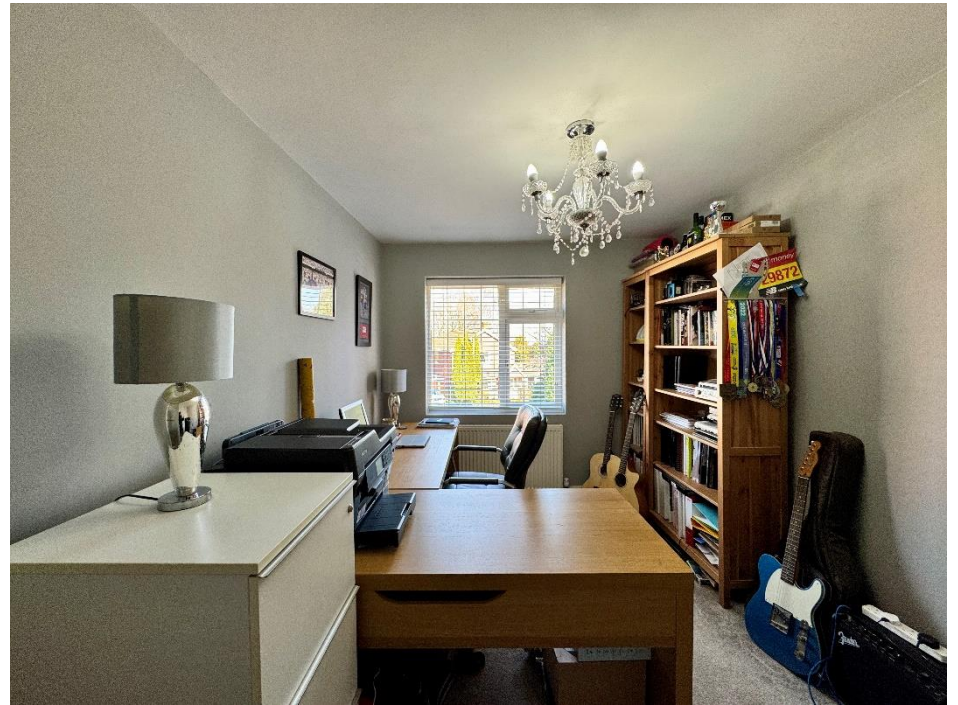


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: