



Poplar Rise, Great Barr
Birmingham, B42 2HW

Offers in the Region Of £325,000

Great Barr

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Paul Carr Estate Agents are delighted to present this charming two-bedroom detached bungalow nestled in a quiet and well established residential area having excellent transport links, local amenities, and nearby green spaces.

The property is situated in a quiet cul-de-sac with further neighbouring bungalows within this development.

This well-maintained two-bedroom detached bungalow offers comfortable and convenient living, perfect for those looking to downsize.

Having a neatly presented front garden, a private block paved driveway providing off road parking, and a garage for additional storage or secure parking. Once inside you are met into welcoming hallway with doors off to all ground floor areas. The home has been well cared for throughout, featuring a spacious kitchen diner with ample storage and workspace with integrated appliances consisting of a hob and oven fridge/freeze, dishwasher, and washer/dryer. ideal for both everyday living and accommodating guests. The bright and airy lounge offers a welcoming space to relax having an inset gas fireplace and French patio doors leading out to the rear garden, while two well proportioned bedrooms provide comfortable accommodation. The main master bedroom benefits of larger proportions and fitted wardrobe space. A well presented bathroom completes the internal layout consisting of a hand wash basin, lower level W.C. and a bath unit with an overhead shower.

Externally this detached bungalow offers a secluded garden making this space a peaceful retreat, perfect for enjoying outdoor living with a patio and lawn area, surrounded by mature hedges for added privacy.

Don't miss this fantastic opportunity—contact us today to arrange a viewing!





Property Specification

DETACHED
BUNGALOW DEVELOPMENT
QUIET CUL-DE-SAC
GARAGE
BLOCK PAVED DRIVE

Hall
12' 8" x 5' 2" (3.85m x 1.57m)

Bathroom
6' 5" x 9' 5" (1.96m x 2.86m)

Kitchen/Dining Room
8' 8" x 5' 2" (2.63m x 1.57m)

Lounge
16' 1" X 13' 1" (4.9m X 4.00m)

Bedroom 1
16' 4" x 9' 5" (4.97m x 2.86m)

Bedroom 2
10' 6" x 7' 7" (3.20m x 2.31m)

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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

