

**A DELIGHTFUL SPACIOUS THREE BEDROOM DETACHED HOUSE IN  
ULTRA CONVENIENT KINGS HEATH LOCATION WITH POTENTIAL**



**43 POPLAR ROAD  
KINGS HEATH  
BIRMINGHAM B14 7AA**

- Convenient residential location in Kings Heath
- Bright living room and modern fitted kitchen
- Three bedrooms and family bathroom
- Enclosed rear garden
- Central heating and double glazing
- Planning permission approved for extension

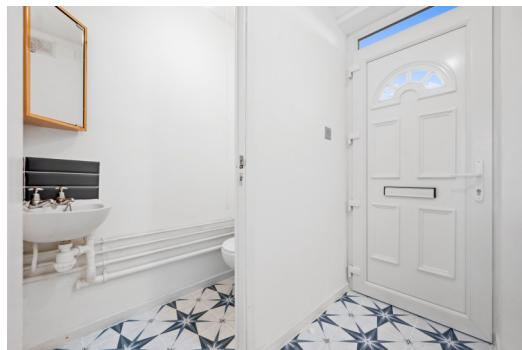
**Offers in region of £400,000**

A bright spacious three bedroom detached house in popular Kings Heath, just off the main high street of Alcester Road and being within easy reach of Kings Heath centre shops, cafes and restaurants. Brilliant location for transport links into the city and various local locations, with Kings Heath train station around the corner (due to open in 2026)

#### THE ACCOMMODATION COMPRISES

**APPROACH** via fore garden with a tarmac drive, white small wooden fence at the front with laurel bushes behind, lawn, white wooden fence to the left of property with a gated side entrance to the rear garden and a green metal fence to the right side of the house. Canopy porch on approach with a built in meter cupboard and upvc white front door.

**BRIGHT ENTRANCE HALL 5'8" x 12'8"** patterned ceramic tiles on entrance with a carpeted staircase with handrail, a large modern kitchen / dining area opposite and downstairs toilet to the right of entrance with white corner wash basin and low level toilet. Double radiator in the hallway and the same tiles running into both the kitchen and toilet area. With ample room under the staircase. Store cupboard next to the living room.



**BRIGHT SPACIOUS LIVING ROOM 17'5" x 10'7"** Dual aspect room with 2 double glazed windows to the front of the property and double opening double glazed french doors to the rear. Single and double radiators in this living space.



**MODERN FITTED KITCHEN / DINING AREA 11'4" x 15'5"** This spacious kitchen continues to be a bright area with double glazed windows running across the rear of the property and a full height double glazed door and ceiling spotlights. The kitchen has an integrated fridge-freezer, dishwasher and washing machine. Charcoal wooden units above and below white slimline square edge worktops and white tiles under the upper units. Stainless steel sink and mixer tap. Stainless steel 4 gas hob with electric oven under and stainless steel cooker hood above. Double radiator and room for a dining table and chairs. Ceramic patterned tiles.



**FIRST FLOOR LANDING 5'10" x 11'2"** This space is particularly bright with natural light coming through a double glazed window at the top of the stairs looking out to the front of the house. Loft hatch on the landing and cupboard with a central heating Worcester combi boiler. Landing leading off to 3 double bedrooms.



**BEDROOM ONE 11' 3" x 11' 9"** a double bedroom with radiator and double glazed window to the rear.

**BEDROOM TWO 17' 5" x 7' 8"** a double bedroom with radiator and double glazed window to the rear

**BEDROOM THREE 11'4" x 6' 8"** a third bedroom with radiator and double glazed window to the rear

**MODERN BATHROOM** with white suite of bath with thermostatic mixer shower, shower screen and full height tiling in the shower area, wash basin on vanity unit, low level WC, extractor fan, ladder style white radiator/ towel warmer and double glazed window with obscure glass.



## OUTSIDE

**ATTRACTIVE REAR GARDEN** with paved patio, lawned area and fencing to the boundaries. Double glazed doors to the utility and garage.

**GARAGE 21' 0" x 8'5"** with metal up and over entrance door, power and lighting and door to the garden.

**UTILITY / STORE 5' 2" x 4' 6"** a very useful additional storage space.



Total area: approx. 106.6 sq. metres (1147.8 sq. feet)

## GENERAL INFORMATION

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|--------------------|--|
| <b>TENURE</b>      | We are informed the property is Freehold   |
| <b>VIEWING</b>     | By prior appointment with Oakton Estates on 0121 459 9641  |
| <b>EPC Rating</b>  | <b>'D59'</b>   |
| <b>Council Tax</b> | Band <b>'D'</b> (Birmingham)   |
| <b>Planning</b>    | A planning application has been approved for an extension to the house to provide a fourth bedroom and ensuite with the garage converted to another living room. Details on request. |

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.