



**Poplar Road  
Brownhills**

# Poplar Road Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom end terraced house, with a large private rear garden and being offered with NO CHAIN.

On the ground floor the property features a spacious open plan lounge-diner, modern fitted kitchen, entrance hallway and useful side lean to. On the top floor: three bedrooms, landing, shower room and separate w/c.

Externally is the aforementioned large private rear garden with potential to extend the property subject to planning and comprising a paved patio area and lawn. There is also a lawn garden to the front.

The property benefits from UPVC double glazing and central heating through out.

It is situated in the village of Brownhills, just a few minute walk from Chasewater and in close proximity to the local primary school and local amenities including park and shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 5 miles away.

## RECEPTION HALL:

Front entrance door, carpeted flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to dining room and lounge.

## LOUNGE-DINER:

11' 7" x 11' 5" (3.54m x 3.47m)

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with brick surround, TV & phone sockets, ceiling light point, radiator, windows to front and rear.

## KITCHEN:

11' 11" x 7' 11" (3.63m x 2.41m)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, wall tiling, vinyl flooring, ceiling spot lights, space and plumbing for washing machine, fridge, freezer and dishwasher. Door to rear garden and door off to dining room.

## DINING AREA:

3.56m (11' 8") x 3.3m (10' 10")

Carpeted flooring, ceiling light points, radiator, windows to front, door to hallway and kitchen.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

## BEDROOM ONE:

11' 7" x 10' 1" (3.53m x 3.08m)

Carpeted flooring, radiator, storage cupboard, ceiling light point and window to front.

## BEDROOM TWO:

8' 10" x 11' 9" (2.70m x 3.59m)

Carpeted flooring, radiator, storage cupboard, ceiling light point, window to front and side.





**BEDROOM THREE:**

8' 6" x 7' 7" (2.60m x 2.32m)

Carpeted flooring, window to rear, ceiling light points and radiator.

**SHOWER ROOM:**

White suite comprising: shower cubicle, wash hand basin, wall tiling, carpeted flooring, ceiling light point and window to rear. The w/c is situated in an adjoining room.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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