



21

Poplar Road  
Brownhills



# Poplar Road Brownhills



Lovett&Co. Estate Agents are pleased to offer for sale this stunning three bedroom semi detached house, finished to a show home standard and tastefully decorated throughout.

The property features a contemporary open plan layout on the ground floor with a spacious lounge and new high spec fitted kitchen-diner (2022). There is also an inviting entrance hallway. Upstairs you'll find three well proportioned bedrooms, landing area and new modern fitted family bathroom with separate w/c (2021)

Externally the property offers a block paved drive with parking for two/three vehicles and good sized private rear garden with lawn and patio area.

The property benefits from a new Worcester Bosch boiler (2022) with 10 years guarantee left, new radiators (2022), partially re-wired and new fuse board (2022), new carpets and flooring (2022)

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, engineered wood flooring, ceiling light point, window to side, carpeted stairs to first floor accommodation and door to lounge.

## **LOUNGE:**

3.51m x 4.31m

Engineered wood flooring, TV & phone sockets, ceiling light points, vertical radiator, window to front and open plan to kitchen-diner.

## **KITCHEN-DINER:**

5.12m x 2.59m

Extensive range of high specification, matching wall and base units incorporating cupboards, drawers and work surfaces, feature cabinet lighting, inset bowl sink and drainer with Fohen hot boiler tap, integrated double oven/grill, integrated microwave, 4 ring induction hob with extractor fan, integrated dishwasher, porcelain tiled flooring, recessed spot lights, vertical radiator, dining area, window and French doors to the rear garden.

## **FIRST FLOOR LANDING:**

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

## **MASTER BEDROOM:**

3.48m x 3.39m

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

## **BEDROOM TWO:**

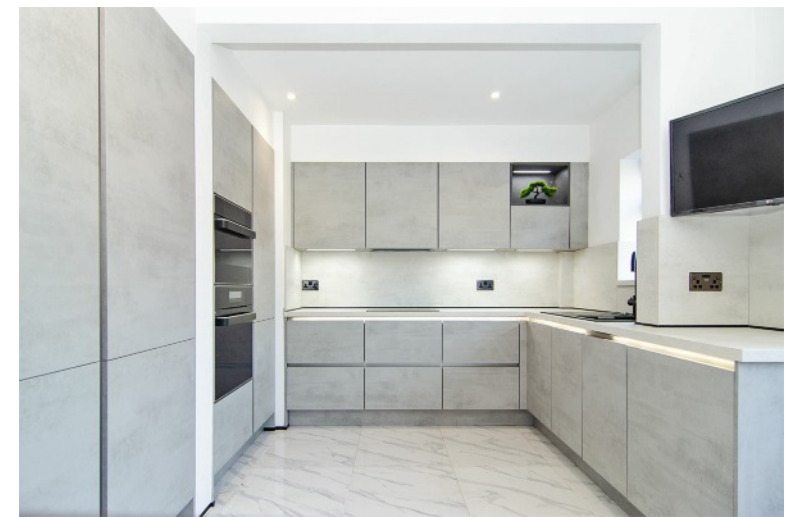
2.71m x 3.57m

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

## **BEDROOM THREE:**

2.59m x 2.33m

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





**FAMILY BATHROOM:**

White suite comprising: bath with shower and screen, cabinet wash hand basin, tiled walls, luxury vinyl flooring, heated towel rail, ceiling light point and opaque window to front. The w/c is situated in a separate 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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