



Connells

Poplar Avenue
Bentley Walsall

Poplar Avenue Bentley Walsall WS2 0EW

for sale offers over
£240,000



Property Description

A deceptively spacious three bedroom semi-detached family home, ideally situated in Bentley, Walsall. Offering generous accommodation throughout, this property provides excellent family living space together with a particularly attractive rear garden featuring two separate summer houses, making it ideal for those looking for additional space to work from home, enjoy hobbies or simply relax.

Externally, the property benefits from a driveway providing off road parking, while to the rear is a well established garden.

The property is conveniently positioned within the Bentley area of Walsall, offering easy access to a range of local amenities, schools and transport links.

Access Via

A front door opening into:

Entrance Hall

Having stairs rising to first floor and door to:

Lounge

Having a double glazed bay window to the front, feature fire place, radiator and door to:

Dining Area

Having radiator, radiator, under stairs storage cupboard, door to utility and opening into:

Kitchen

Having double glazed sliding door to rear garden, fitted kitchen with wall and base units and work tops over, one and a half bowl stainless steel sink and drainer, integrated appliances to include oven and hob with extractor hood over, microwave, dishwasher, fridge/freezer, spot lights, radiator and complementary tiling.

Utility

Having a double glazed window and door to the rear, wall and base units with work tops over, stainless steel sink and drainer, plumbing for washing machine, double oven, complementary tiling, spotlights and door to front.

W.C

Having a low level w.c, wash hand basin and spotlights.

First Floor

Landing

Having a double glazed window to the side, loft access (part boarded) and doors to:



Bedroom One

Having a double glazed bow window to the front and radiator.

Bedroom Two

Having a double glazed window to the rear, radiator and spotlights.

Bedroom Three

Having a double glazed window to the front, radiator and spotlights.

Bathroom

Having a double glazed window to the rear, jacuzzi whirlpool bath with electric shower, low level wc, hand wash basin, heated towel rail and complementary tiling.

Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed garden with panel fencing, decorative slabbed patio area, power points, outside tap, cctv, car port and gate leading to back field.

Two Summer Houses

Could be used as office/workshop, having electric points.

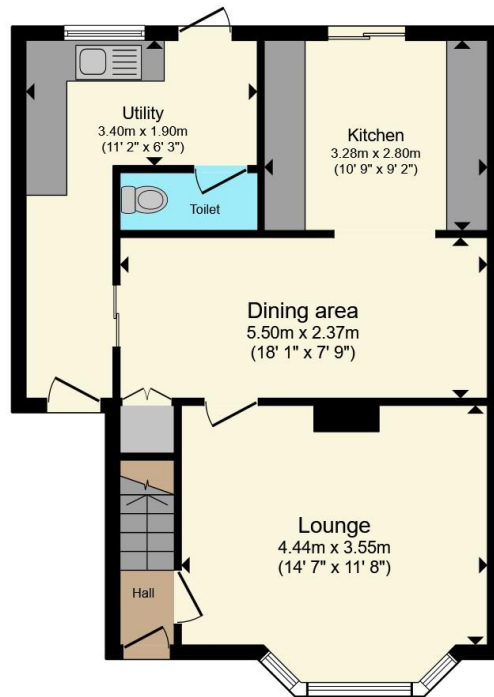
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

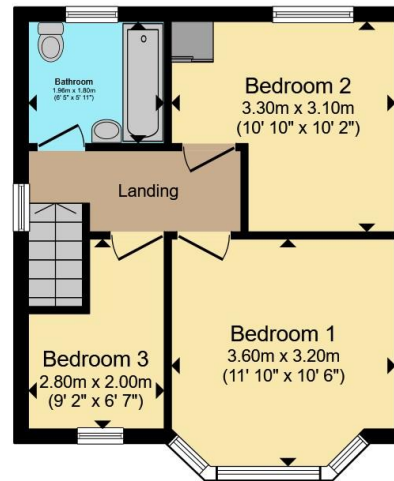




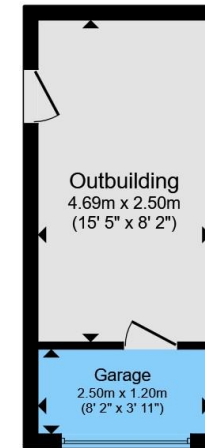




Ground Floor



First Floor



Outbuilding

Total floor area 93.7 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319222



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL319222 - 0004