# ENGLANDS



## 29 Poplar Avenue

Edgbaston, Birmingham, B17 8EG

£559,950

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## PROPERTY DESCRIPTION

A substantial three storey, traditional style semi detached residence with central heating and double glazing (as specified), porch, good sized hall, walk in cloakroom, spacious through living room, separate dining/sitting room, kitchen, laundry/utility, shower room/WC, six bedrooms, study/store/occasional bedroom, bathroom/WC with shower, separate WC, side garage and garden.

Poplar Avenue is well situated just off Sandon Road in turn leading between Bearwood Road and Hagley Road. It is readily accessible to shopping and other amenities around Bearwood and Harborne, Lightwoods and Warley Parks, the Queen Elizabeth Medical Centre and the University of Birmingham, as well as regular transport services along Hagley Road to comprehensive City Centre shopping, leisure and entertainment facilities.

The property itself is set back from the road behind a mainly block paved forecourt/driveway area with boundary wall and border. The spacious accommodation is set on three floors and can only be appreciated by an internal inspection.



# 29 Poplar Avenue

ON THE GROUND FLOOR

ENCLOSED PORCH
Having double glazed sliding doors, double glazed part leaded light windows, light point, tiled floor and part glazed inner door with leaded light side window to:

GOOD SIZED RECEPTION HALL
Having corner tiled fireplace with tiled hearth and timber surround. Radiator picture rail and coving. The rear part of the hall has an under stairs storage cupboard, access to the sitting/dining room and multipaned side window to the garage. Leading off is a cloaks recess with multipaned side window and access door to:

WALK IN CLOAKS/STORE ROOM
2.06m max x 1.39m max (6'9" max x 4'6" max)
Having radiator and leaded light front window to the porch area (potential use as a small study).

LARGE THROUGH LIVING ROOM
11.44m max into bay x 3.88m max (37'6" max into bay x 12'8" max)
The front area has an ornate timber fire surround incorporating display cupboards raised hearth and gas fire. Picture rail, coving, radiator, wall light points and double glazed part leaded light front bay window.
The rear area has a briquette style fireplace with raised hearth and gas fire. Picture rail, coving, radiator, wall light points and double glazed bay window incorporating French doors to the garden.

SITTING/DINING ROOM
7.06m max x 3.34m max (23'1" max x 10'11" max)
Having two radiators, double glazed sliding doors to the garden, further doors to kitchen, rear hall and garage.

KITCHEN
3.06m max x 3.02m max (10'0" max x 9'10" max)
Having stainless steel double drainer sink unit with mixer tap and cupboard below, further base units with worktops over, wall cupboards, space for cooker with hood above concealed in matching fascia, double glazed windows on two sides and door to the garden, part tiling to walls and floor, radiator and further door to:

LAUNDRY/UTILITY ROOM
3.03m max x 1.74m max (9'11" max x 5'8" max)
Having plumbing facility for washing machine, tiling to floor and walls, double glazed window and “Worcester” gas fired boiler. Access to:

SHOWER ROOM/WC
Having low flush WC, vanity handbasin with mixer tap and drawers below, also separate tiled shower area with fitted shower and glass side screen. Tiled floor, radiator, ventilator, fan heater and obscured double glazed side window.

ON THE FIRST FLOOR

MAIN LANDING AREA
Having radiator and approached via a staircase with half landing and double glazed side window.

BEDROOM ONE FRONT
5.62m max into bay x 3.96m max (18'5" max into bay x 12'11" max)
Having fire surround with raised hearth and gas fire, radiator, picture rail and double glazed bay window.

BEDROOM TWO REAR
4.62m max x 3.96m max (15'1" max x 12'11" max)
Having fire surround with raised hearth and gas fire, picture rail, coving, radiator and double glazed window.

BEDROOM THREE FRONT
4.01m max x 3.06m max (13'1" max x 10'0" max)
Having radiator, window and fire surround. Part of the room has a sloping ceiling.

BEDROOM FOUR REAR
3.66m max x 3.05m max (12'0" max x 10'0" max)
Having double glazed window and radiator.

BATHROOM
Having corner bath with shower unit over, low flush WC and pedestal basin with mixer tap. Tiling to walls, double glazed side window, ventilator and vertical towel rail.

SEPARATE WC
Having low flush WC, wash hand basin, double glazed side window and partial tiling to walls.

ON THE SECOND FLOOR

BEDROOM FIVE FRONT
4.26m max x 4.00m max (13'11" max x 13'1" max)
Having radiator, double glazed window, also ornate fire surround with gas fire. Some of the room has a sloping ceiling.

BEDROOM SIX REAR
3.98m max x 3.38m max (13'0" max x 11'1" max)
Having radiator, double glazed rear window and ornate fire surround. Some of the room has a sloping ceiling.

STORE ROOM/STUDY/OCCASIONAL BEDROOM
4.11m max x 2.24m max (13'5" max x 7'4" max)
Having double glazed side window, radiator and sloping ceiling.

OUTSIDE

SIDE GARAGE
Having up and over door, light and power points also part glazed rear door to the sitting/dining room.

REAR GARDEN
Includes side terrace with store off, further rear terrace with side border and lawn beyond with side pathway and raised side border. There will also be a rear timber fence erected.
PLEASE NOTE THAT THE REAR PORTION OF GARDEN BEYOND THE NEWLY ERECTED FENCE WILL NOT BE INCLUDED IN THE SALE.

ADDITIONAL INFORMATION
Council Tax Band: E
Tenure: Freehold










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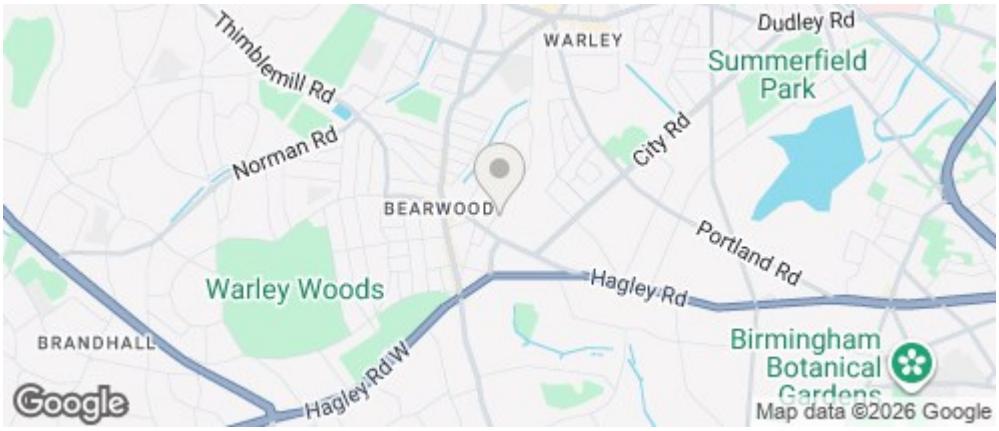




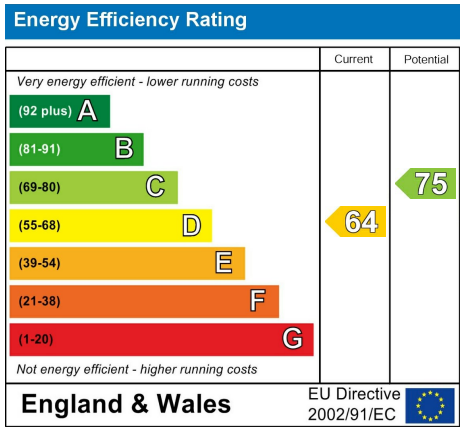
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## ROAD MAP




## ENERGY EFFICIENCY GRAPH




## FLOOR PLAN




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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.