



Taylors

WORDSLEY, 17 The Poplars

Offers Over £230,000

3 1 2



Ideally located within a short walking distance of popular local schools, the property further benefits from the DRIVEWAY, providing off-road parking, a GARAGE, and the private, landscaped garden is particularly appealing, enjoying a sunny aspect. Available with NO UPWARD CHAIN. The EXTENDED layout provides much potential to update the SPACIOUS layout, which includes GAS CENTRAL HEATING (partial), DOUBLE GLAZING and comprises: reception hall with WC off, large lounge, GARDEN ROOM overlooking the private rear garden, extended kitchen with built in pantry/ store. The first floor offers THREE BEDROOMS and shower room. The FULL WIDTH TARMAC DRIVEWAY has an attractive block paved edge and provides ample off road parking together with an approach to the GARAGE. The LANDSCAPED REAR GARDEN is mainly paved and includes side borders, decking and benefits a private rear aspect, backing onto the canalside. Tenure: FREEHOLD. Construction: standard brick walls and tiled/ flat roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Current Flood Risk Assessment: Very Low. Council Tax Band B. EPC D. KINGSWINFORD OFFICE.

Reception Hall

WC

Lounge - 5.92m x 3.18m (19'5" x 10'5")

Conservatory - 3.48m x 2.62m (11'5" x 8'7")

Extended Kitchen - 4.32m x 2.69m (14'2" x 8'10")

Bedroom 1 - 3.2m x 2.87m (10'6" x 9'5")

Bedroom 2 - 3.38m x 2.62m (11'1" x 8'7")

Bedroom 3 - 2.31m x 2.06m (7'7" x 6'9")

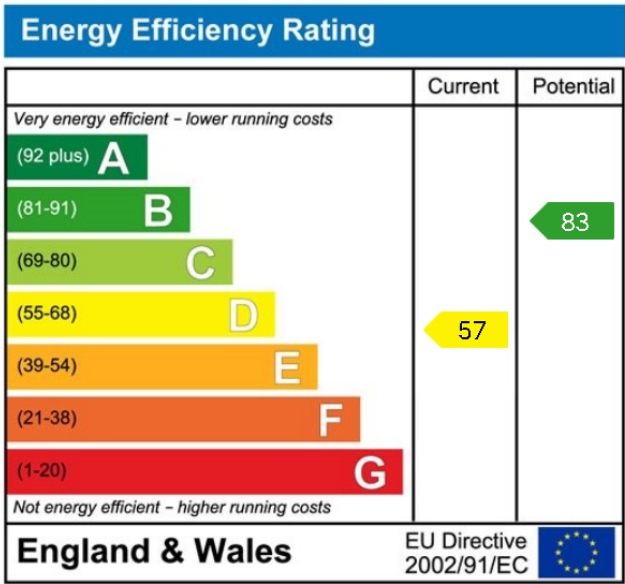
Shower Room - 2.08m x 1.68m (6'10" x 5'6")

Garage - 5.31m x 2.34m (17'5" x 7'8")





- NO UPWARD CHAIN
- THREE BEDROOMS
- GARDEN ROOM
- GARAGE
- BACKS ONTO THE CANAL
- SEMI DETACHED FAMILY HOME
- EXTENDED
- FULL WIDTH DRIVEWAY
- PRIVATE REAR GARDEN
- DESIRABLE CUL DE SAC



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