



Connells

Poppy Lane  
Birmingham





### Property Description

A well presented four bedroom three storey traditional style semi-detached home located in a popular tree-lined avenue of Poppy Lane, close to good school catchment areas and close to Pye Hayes Park. The property benefits from being over three storeys and on the ground floor there is an entrance porch and entrance hallway, dual aspect family lounge through dining room overlooking the front and rear garden, a modern refitted kitchen with some built-in appliances which gives access into the rear garden. On the first floor landing there are three good sized bedrooms and a family bathroom. There are stairs leading to a second floor landing which gives access into a single bedroom with an en-suite bathroom. VIEWING IS ABSOLUTELY ESSENTIAL.

### Entrance Porch

Having a double glazed door opening into the entrance porch. Being inset within an arch shape, having cupboards to wall housing the gas and electricity meter and having internal signal glazed door into the entrance hallway.

### Entrance Hallway

Having laminate floor, radiator to wall, window to the front, stairs to the first floor landing, doors lead to the lounge through dining room and the separate fitted kitchen.

### Lounge Through Dining Room

24' 7" plus the walk-in bay & door re x 11' 10" max to include the recess ( 7.49m plus the walk-in bay & door re x 3.61m max to include the recess )

This is an excellent sized dual aspect room, has a double glazed walk-in bay window to the front and double glazed French door into the rear garden with double glazed picture windows either side, two radiators to wall, five wall light fittings, feature fire surround with living flame gas fire facility, laminate flooring and picture railing to walls.

### Refitted Kitchen

12' 8" plus the recess x 7' 8" ( 3.86m plus the recess x 2.34m )

Being an excellent sized refitted kitchen. Comprising a modern refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, cupboards under, space for a dual fuel range cooker, splash back tiling, built-in cooker hood and extractor fan, space and plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, radiator to wall, wall mounted central heating boiler to wall, double glazed door gives access into the rear garden and double glazed window overlooks the rear garden.

## First Floor Landing

Having frosted double glazed window to the side, having wall mounted designer radiator to wall, stairs to the second floor landing and doors to the three bedrooms and the family bathroom.

## Bedroom 1

12' 9" x 9' 9" ( 3.89m x 2.97m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, built-in wall to wall wardrobes and fitted cupboards over the dresser area.

## Bedroom 2

13' 7" to include the bay x 9' 9" ( 4.14m to include the bay x 2.97m )

Having double glazed window to the front, spotlight to ceiling and built-in understairs storage area,

## Bedroom 3

8' 8" x 8' 2" ( 2.64m x 2.49m )

Having double glazed window to the front and radiator to wall.

## Family Bathroom

Briefly comprising a refitted family bathroom having panelled bath with mixer tap over, separate shower cubicle with rainfall and hand-held shower, low level flush WC, wall mounted wash hand basin with built-in cupboard under, extractor fan to wall, splash back tiling and two frosted double glazed windows to the rear.

## Second Floor Landing

Having door to bedroom 4

## Bedroom 4

11' 3" maximum x 10' 4" maximum ( 3.43m maximum x 3.15m maximum )

Having a double glazed Dormer window to the rear overlooking the rear garden, radiator to wall, built-in loft storage eave space and door to the en-suite bathroom.

## En-Suite Bathroom

Having panelled bath with mixer tap over, wall mounted wash hand basin with cupboard under, low level flush WC, extractor fan, radiator to wall, skylight window and part tiling to walls.

## Outside Front

Having block paved driveway providing ample off-road parking and gated side access into the rear garden.

## Rear Garden

Being a low maintenance rear garden, having patio area, artificial lawned area, fencing to the perimeter and access to the detached outbuilding.

## Detached Outbuilding

The property has door giving access into the outbuilding, has power and lighting and provides excellent storage space.



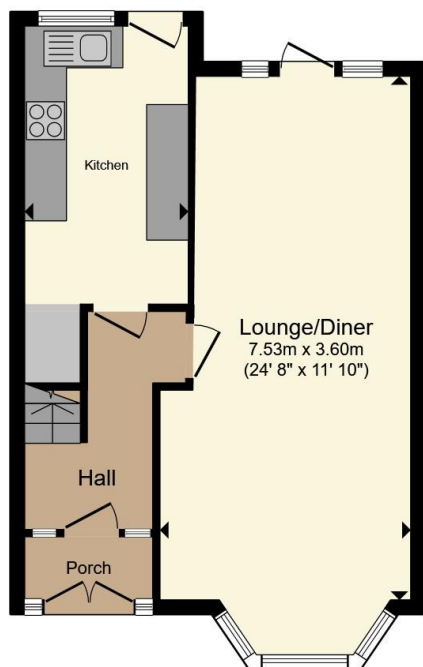




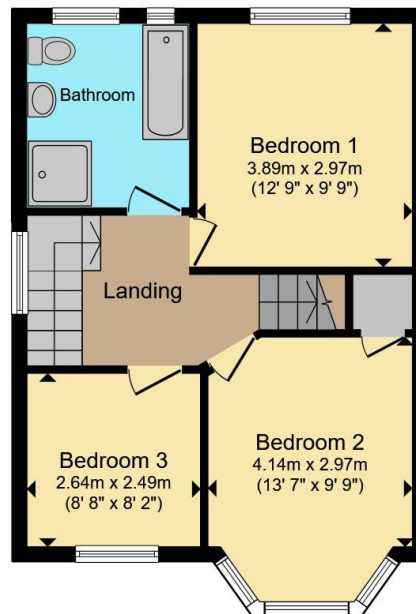




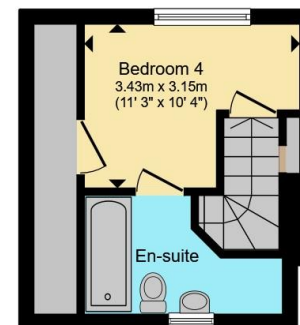




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.8 m<sup>2</sup> (1,117 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311139](http://connells.co.uk/Property/SCO311139)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO311139 - 0004