



Poplar Avenue, Brownhills

In Excess of £175,000

 **NEWTON FALLOWELL**

## Poplar Avenue

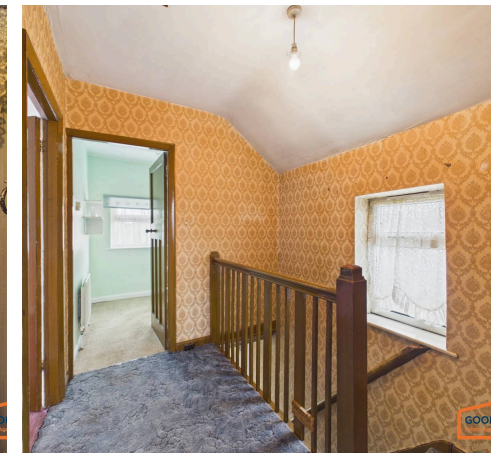
Brownhills, Walsall

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Popular location
- Large corner plot
- Three bedrooms
- Rear garden with summer house
- Family bathroom and downstairs w.c.
- Large garage and driveway
- Close to local amenities
- Good transport links





### Lounge

Having large bay window allowing in plenty of natural light.

### Kitchen

Positioned at the back of the property with views of the rear garden.

### Conservatory

Large conservatory with two doors allowing you to access either the rear garden or frontage.

### Bedroom one

Double bedroom positioned at the front of the property.

### Bedroom two

Double bedroom positioned at the rear of the property.

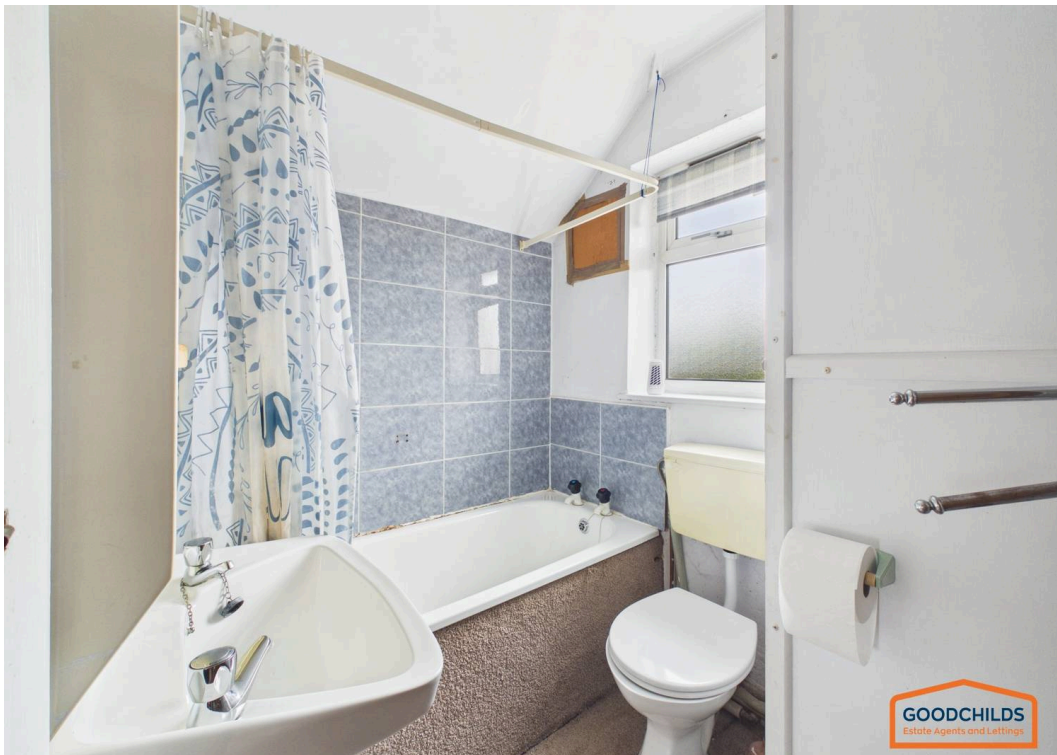
### Bedroom three

Single bedroom positioned at the front of the property.

### Family bathroom

Family bathroom with bath basin and w.c.







Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>  
114.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Goodchilds Newton Fallowell Estate Agents & Lettings (Brownhills)

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