



**Taylor's**

# WORDSLEY, 17 The Poplars

£245,000

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Situated in a sought after cul-de-sac, this **EXTENDED SEMI DETACHED FAMILY HOME**, enjoys a desirable position, backing directly onto the canalside. 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**. **LANDSCAPED REAR GARDEN** 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](http://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")

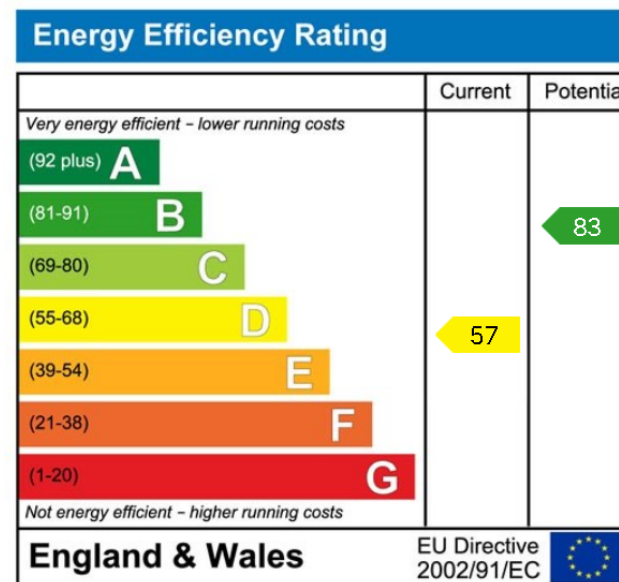
Shower Room - 2.08m x 1.68m (6'10" x 5'6")

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





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



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