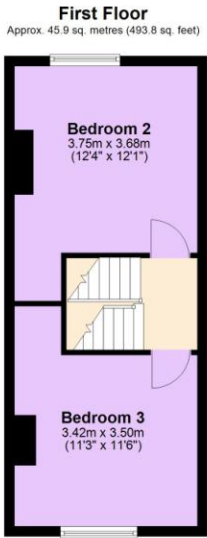
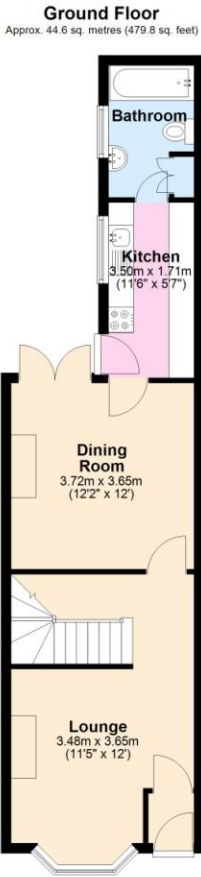




Floor Layout



Total area: approx. 118.8 sq. metres (1278.7 sq. feet)

Total approx. floor area ()

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



REASSURINGLY LOCAL



Poplar Road

Bearwood
Birmingham
B66 4AW

Asking Price Of £215,000

- Mid-Terrace House
- Three Bedrooms
- Study to Master Bedroom
- Two Reception Rooms



12 Poplar Road,
Bearwood, Smethwick, B66 4AW
Asking Price Of £215,000

Property Description

DESCRIPTION A well presented three-bedroom Victorian mid-terrace house located on the popular Poplar Road right in the heart of Bearwood. The internal accommodation comprises an entrance hallway leading to a spacious living room and a separate dining room with a kitchen and a family bathroom to the rear of the property. There are two double bedrooms on the first floor, with the master bedroom and study on the second floor.

The property is suitable for owner-occupiers and investors alike.

LOCATION Bearwood boasts the charming Warley Woods, a beloved spot enjoyed year-round by both visitors and locals. At the end of Milcote Road, you'll find the scenic Lightwoods Park, a perfect retreat from the hustle and bustle of daily life. Nestled within the park is Lightwoods House, a beautifully restored Grade II-listed building that has been returned to its 18th-century splendour. This historic house now serves as a high-quality venue for various community activities and both public and private events.

The area is also known for its well-regarded schools, including Lightwoods Primary, St. Gregory's Primary, and Abbey Infant and Junior Schools, making it an excellent choice for families.

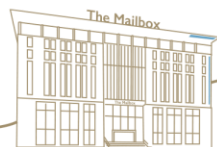
Harborne Town Centre & Birmingham City Centre are both easily accessible via Hagley Road.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded.



REASSURINGLY LOCAL



However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Sandwell Metropolitan Borough Council

Council Tax Band: B

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

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