HOPKINS & DAINTY
ESTATE AGENTS

Poplar Avenue, Walsall, WS8 6AH

£225,000

£500 TOWARDS SOLICITOR FEES.

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented, three bedroom family home. With a spacious feel, comprising: front lounge with a log burning stove, open plan Kitchen/dining room with integrated appliances and a rear conservatory. On the first floor there are two double bedrooms, a single third bedroom and a stylish shower room.

The property has gas central heating and double glazing; front driveway parking and a pleasant rear garden with a large wooden shed.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Lounge 16'9">13'11" x 11'11" (5.13>4.25 x 3.65)

Accessed via a front entrance door with an open staircase rising to the first floor, laminate flooring, a log burner, radiator and double glazed bow window. Opening to:

Kitchen/Diner 16'8" x 9'6" (5.10 x 2.92)

Full width kitchen diner with a range of base and wall units. Worktops with an inset sink and drainer with a mixer tap. There is a built in electric oven, hob and hood, along with an integrated dishwasher. Breakfast bar, double glazed rear window and sliding patio doors opening to:

Conservatory 10'0" x 9'0" max. (3.06 x 2.76 max.)

With double glazed windows and French doors opening onto the garden. Plumbing for a washing machine, space for a fridge/freezer and a tiled dog/boot washing area.

First Floor Landing

Decorative balustrade, double glazed side window, access to the loft space and doors to:

Bedroom 1 11'11" x 9'8" (3.65 x 2.97)

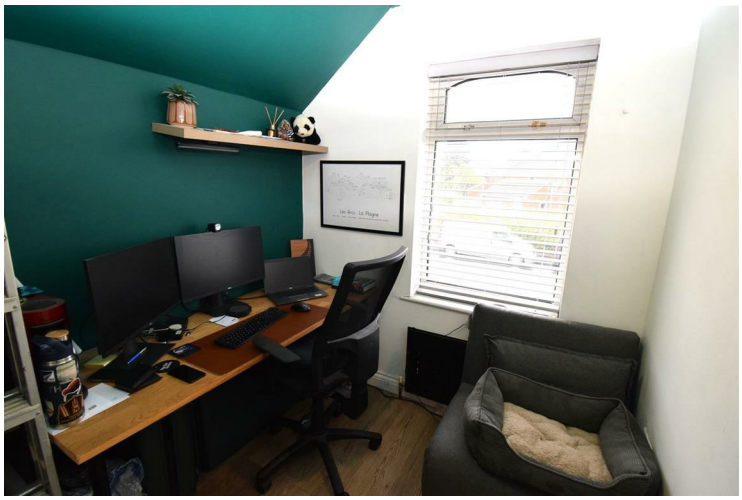
Front double bedroom with a radiator and double glazed

window.

Bedroom 2 9'6" x 9'7" (2.90 x 2.94)

Rear double bedroom with a radiator, wall mounted gas boiler and a double glazed rear window.

Bedroom 3 7'1" x 6'9" (2.18 x 2.06)



Single third bedroom with a radiator and double glazed front window.

Shower Room 6'6" x 5'4" (2.00 x 1.63)

Three piece suite comprising shower, wash hand basin and WC. Heated towel rail, extractor vent, tiled walls and a double glazed rear window.

Driveway

To the front of the property there is driveway parking and gated access to the rear garden.

Garden

Delightful rear lawn and patio garden with a planted border, fence and hedge boundary. To the rear, there is a decked seating area and a large wooden shed.

Garden Shed 15'8" x 8'1" max (4.80 x 2.48 max)

Important Information

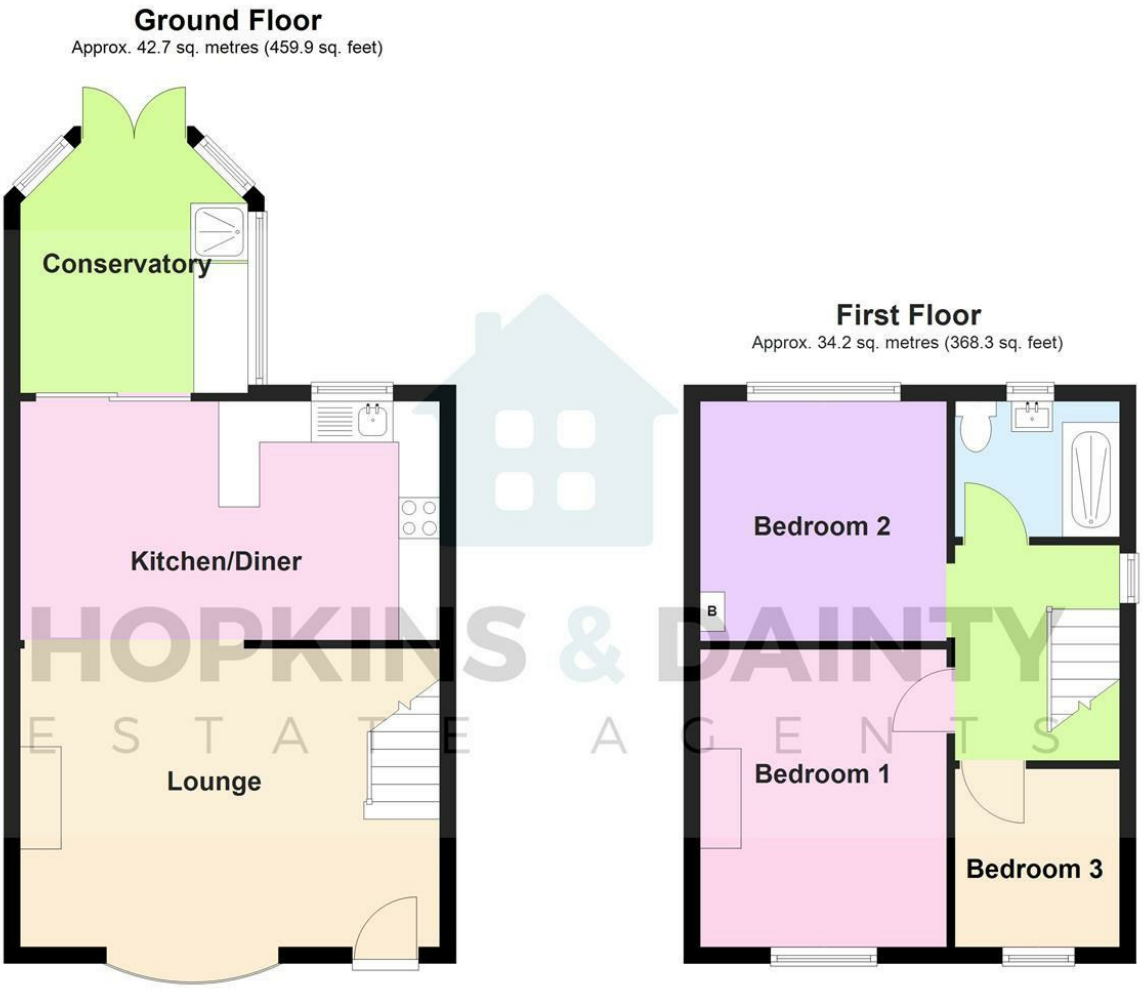
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this

property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Davidsons Homes and Hopkins and Dainty LTD.

Floor Plan



Total area: approx. 76.9 sq. metres (828.2 sq. feet)

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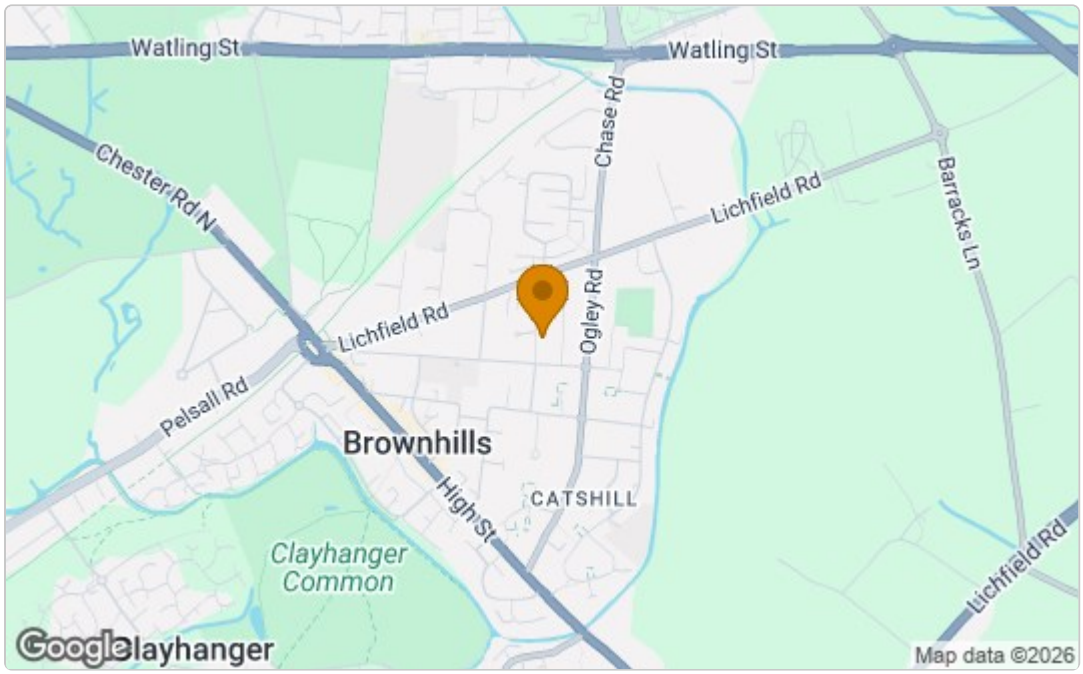
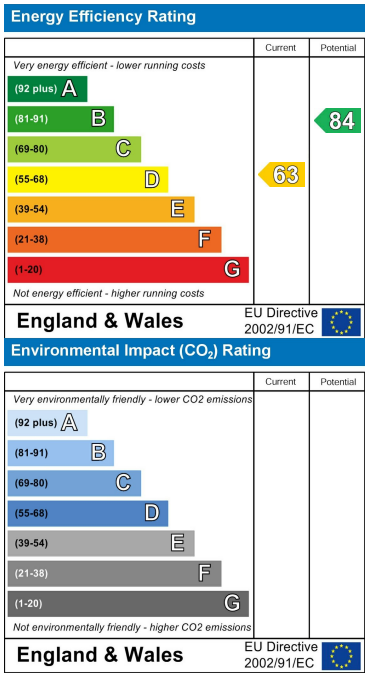
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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