



Poplar Avenue, Tipton

DY4 8DR

Taylor's

Offers in the Region of
£189,950

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Deceptively Spacious Extended Semi-Detached Home – No Upward Chain

This deceptively spacious and well-presented extended semi-detached property offers generous and versatile accommodation, ideal for families or buyers seeking additional living space, with huge potential to further enhance.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, and a well-appointed kitchen complemented by a useful utility room. An additional sitting room provides flexible space, perfect as a family room, home office, or dining area, ground floor wet room. .

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a spacious and enclosed rear garden, ideal for relaxing and entertaining, along with a driveway to the front providing off-road parking.

Further features include gas central heating and double glazing throughout. Offered for sale with no upward chain, this home presents an excellent opportunity for a smooth and straightforward purchase.

EPC - TBA. Council Tax - A. Tenure – Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hall

Lounge 4.27m x 4.14m (14'0" x 13'7")

Lounge 3.05m x 2.44m (10'0" x 8'0")

Utility room 2.97m x 1.45m (9'9" x 4'9")

Sitting room 3.05m x 3m (10'0" x 9'10")

First floor landing

Bedroom 5.21m x 3.61m (17'1" x 11'10")

Bedroom 3.28m x 3.15m (10'9" x 10'4")

Bathroom 1.93m x 1.7m (6'4" x 5'7")

Outside private rear garden

Driveway to fore





Council Tax Band: A

Property Type: Semi Detached House

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- HUGE POTENTIAL - EXTENDED SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- UTILITY
- SITTING ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD-SIZED REAR GARDEN
- DRIVEWAY TO FORE
- GROUND FLOOR WETROOM

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MISREPRESENTATION ACT 1967

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