



Poplar Close, Bromsgrove
Offers in the Region Of £360,000

Features:

- Detached house
- Four double bedrooms
- Master bedroom with en-suite
- Extensive conservatory
- Fitted solid oak kitchen & utility
- Well-sized rear garden
- Large driveway & garage
- EPC - TBC

Description:

A delightful and well-maintained detached property situated in a quiet cul-de-sac location. In brief the home consists of: An entrance porch, entrance hall, downstairs W/C, well sized lounge with double doors leading through to the dining room, large conservatory fitted by current owners, benefiting from Pilkington self-cleaning glass, ceiling fan and fitted air-con unit that emits hot and cold air. The fitted solid oak kitchen comes complete with integrated dual fuel double oven/grill, gas hob, extractor fan and inset sink. The utility provides a further inset sink, plumbing for washing machine and door to access the garage. Upstairs the landing gives off to a sizable master bedroom with en-suite shower room, and a further three good-sized double bedrooms, family bathroom with included shower over bath. Access to the $\frac{3}{4}$ boarded loft can also be obtained by the fitted pull down loft ladder. The property also benefits from, quality double glazing throughout, regularly services Worcester/bosch boiler, heated towel rails in all bathrooms, fitted alarm system with two push button attack points, included carpets, radiator covers and curtain poles throughout. The rear garden benefits from an initial patio area, decking and lawn that overlooks a stream to the rear. Double patio doors to the conservatory and side entry gives access to the front. At the front, the substantial driveway allows parking for up to four cars, there's a small front lawn and side gate access, the garage is fitted with electric outlets and lights. Situated in a desirable area of Catshill close to good local schools and amenities, such as pubs, eateries, shopping, local transport links, the M5 and M42 for links to further afield.



Details:

Entrance Porch

Hallway

Lounge

14' 7" x 11' 1" (4.44m x 3.38m)

Dining Room

9' 9" x 10' 7" (2.97m x 3.22m)

Conservatory

14' 3" x 10' 7" (4.34m x 3.22m)

Kitchen

10' 7" x 8' 5" (3.22m x 2.56m)

Utility

8' 7" x 4' 9" (2.61m x 1.45m)

Garage

16' 3" x 8' 4" (4.95m x 2.54m)

W/C

5' 7" x 2' 8" (1.70m x 0.81m)

Master bedroom

15' 8" x 11' 1" (4.77m x 3.38m)

Bedroom 2

11' 2" x 8' 9" (3.40m x 2.66m)

EPC Rating: N/A

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

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GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.

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