



**DRAFT**

21 Poplar Avenue, Burntwood, Staffordshire, WS7 4RH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



21 Poplar Avenue, Burntwood,  
Staffordshire, WS7 4RH

£240,000

## Offers In Region Of

Bill Tandy and Company are pleased to offer to the market this beautifully presented three bedroom end of terrace property sold with the added benefit of NO Onward Chain. Having being recently refurbished by its current owners this deceptively spacious property is ready to just move straight in, with open views over the playing fields to the rear and easy access to the good local schools along with the amenities available at Sankey's Corner this property seems to tick all the box's. In brief the property comprises of; gravelled frontage & hard landscaped rear garden, welcoming reception hall, fitted kitchen, ground floor bathroom & main living space downstairs, while upstairs offers three good sized bedrooms, an early viewing is considered essential to fully appreciate the quality of accommodation on offer.



### ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door and having two ceiling light points, tiled flooring, under stairs cupboard, door to Inner Store and doors to further accommodation.

### INTERNAL STORE

with internal door off the entrance hall along with an external UPVC opaque double glazed door to rear, radiator, ceiling light point and tiled flooring.

### LIVING ROOM

5.00m max (4.00 min) x 4.80m (16' 5" max 13'1" min x 15' 9") having wood effect flooring, feature cast iron gas fired log burner on tiled hearth with brick surround and wooden mantel above, four wall light points, ceiling light point, radiator, under stairs storage cupboard, UPVC double glazed French doors opening out onto the rear garden and stairs rising to the first floor accommodation.

### KITCHEN

4.00m x 3.00m (13' 1" x 9' 10") having a continuation of the tiled flooring from the hall, modern Shaker style base cupboards and drawers with wood effect work surfaces above, matching wall cupboards with under cupboard lighting, plinth lighting, tiled splashbacks, integrated gas hob with overhead extractor and oven beneath, corner cupboard housing the Ideal combination boiler, space and plumbing for washing machine, dishwasher and tumble dryer, UPVC double glazed window to front, ceiling light point and radiator.



### BATHROOM

having tiled walls and floor, suite comprising corner shower cubicle with mains fed shower unit, low level W.C., vanity unit with inset wash hand basin and storage beneath and slipper bath with gravity fed shower unit above, mirrored cupboard, recessed downlights, modern vertical radiator and UPVC opaque double glazed window to front,

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft access hatch and doors leading off to:

### BEDROOM ONE

5.00m x 2.70m (16' 5" x 8' 10") having slightly restricted headspace, ceiling light point, radiator and UPVC double glazed window to front.



### **BEDROOM TWO**

4.30m x 2.40m (14' 1" x 7' 10") having ceiling light point, radiator, UPVC double glazed windows to rear overlooking the playing fields and built-in wardrobes with mirror fronted doors.

### **BEDROOM THREE**

3.30m max x 2.30m max (10' 10" max x 7' 7" max) being 'L' shaped and having ceiling light point, radiator and UPVC double glazed window to rear overlooking the playing fields beyond.

### **OUTSIDE**

The property has a gravelled frontage with potential to providing parking for two cars with dwarf wall to each side. To the rear the garden has been hard landscaped with several areas for seating, fenced perimeters and gate to the side passage.



### **COUNCIL TAX**

Band B.

### **FURTHER INFORMATION**

Mains drainage, water connected, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### **TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



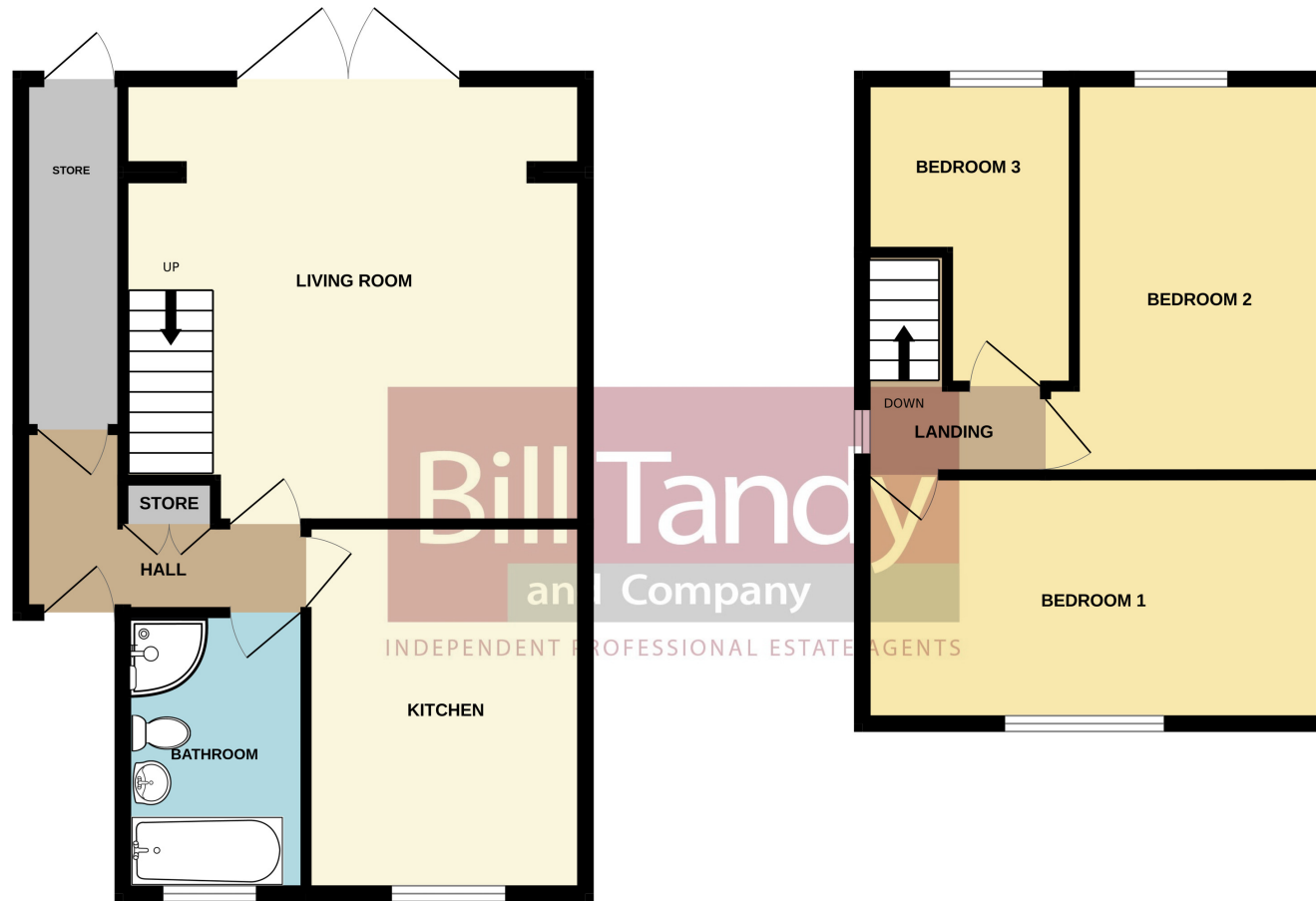
### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024

16 Cannock Road, WS7 0BJ  
 burntwood@billtandy.co.uk  
 Tel: 01543 670 055

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS