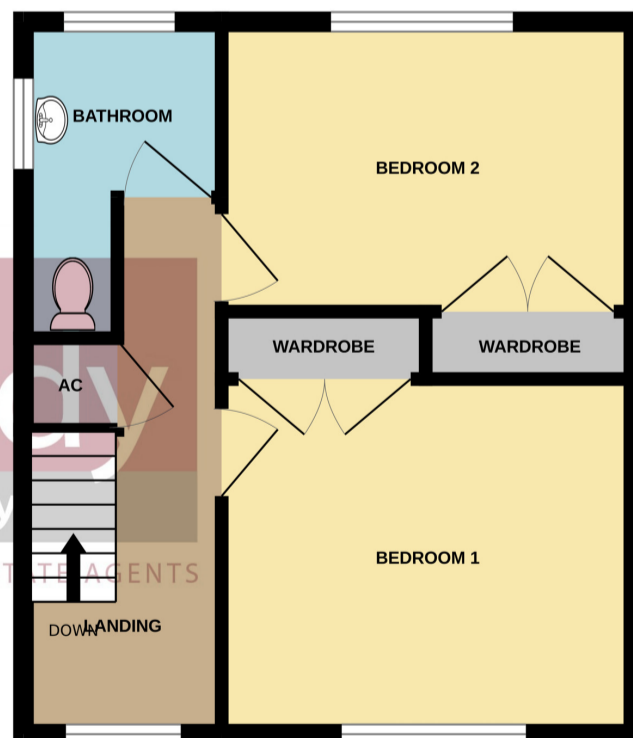
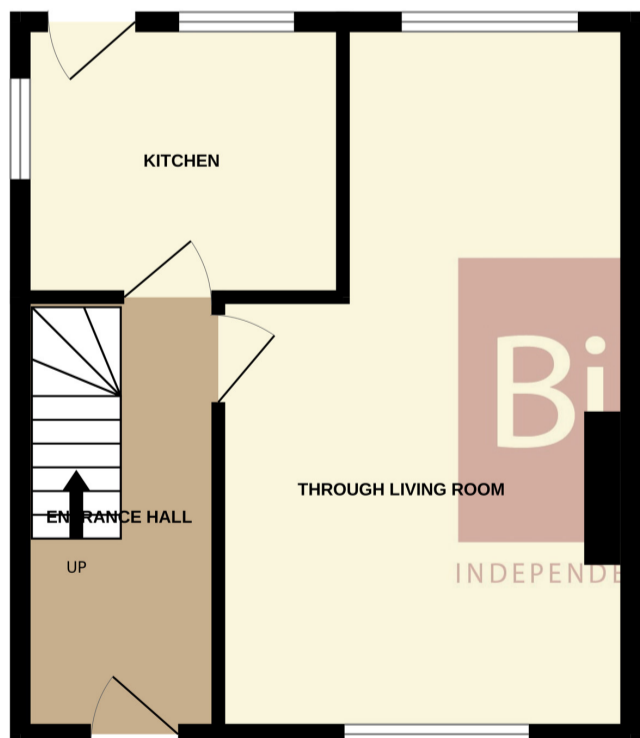




GROUND FLOOR

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.  
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**10 Poplar Road, Brownhills,  
Walsall, West Midlands, WS8 6AJ**

## **£130,000 Freehold Offers in Region of**

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this two bedroom semi detached property requiring modernisation. Located in a poplar residential side street with excellent local transport links and good amenities nearby, the property is a great opportunity for first time buyers and investors. The property in brief comprises entrance hall, through lounge/diner, kitchen, two first floor double bedrooms and bathroom. There is parking to the front, outbuilding and garden to the rear. An early viewing of this property is considered essential to fully appreciate the potential available.



### **RECEPTION HALL**

approached via a UPVC obscure double glazed front entrance door and having ceiling light point, radiator, smoke detector, stairs to first floor with under stairs storage space, meter cupboard and doors leading off to:

### **THROUGH LIVING ROOM**

6.20m max (3.60m min) x 3.60m max (2.50m min) (20' 4" max 11'10" min x 11' 10" max - 8'2" min) having UPVC double glazed windows to front and rear, feature focal point fireplace with wooden hearth and mantel with inset electric fire, two ceiling light points and radiator.

### **KITCHEN**

2.80m x 2.40m (9' 2" x 7' 10") having wood effect pre-formed work surfaces with Shaker style base units beneath, matching wall mounted units, inset sink and drainer, gas hob with oven beneath and overhead extractor, space and plumbing for white goods, tiled splashbacks, wood effect flooring, UPVC double glazed window to rear, UPVC opaque double glazed window to side, UPVC double glazed door to rear garden, radiator and ceiling light point.

### **FIRST FLOOR LANDING**

having UPVC double glazed window to front, loft access hatch, ceiling light point, smoke detector, airing cupboard housing the combination boiler and doors lead off to:

### **BEDROOM ONE**

3.60m x 3.10m (11' 10" x 10' 2") having ceiling light point, radiator, UPVC double glazed window to front and built-in slimline wardrobe.

### **BEDROOM TWO**

3.60m x 2.50m (11' 10" x 8' 2") having UPVC double glazed window to rear, ceiling light point, radiator and built-in slimline wardrobe.



### **BATHROOM**

2.70m max x 1.80m max (8' 10" max x 5' 11" max) having a white suite comprising panelled bath with electric shower fitment, pedestal wash hand basin and W.C., tiled splashbacks, recessed downlights, radiator, extractor fan and UPVC opaque double glazed windows to rear and side.

### **OUTSIDE**

To the front of the property is a concrete path leading to the front door a paved foregarden provides parking for two cars and side gate leads to the rear. To the rear are the original outbuildings with a flat roof, and the rear garden which is mainly laid to lawn with a central concrete pathway, hardstanding for shed and a paved patio seating area.

### **COUNCIL TAX**

Band A.

### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, 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/>



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

### **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.