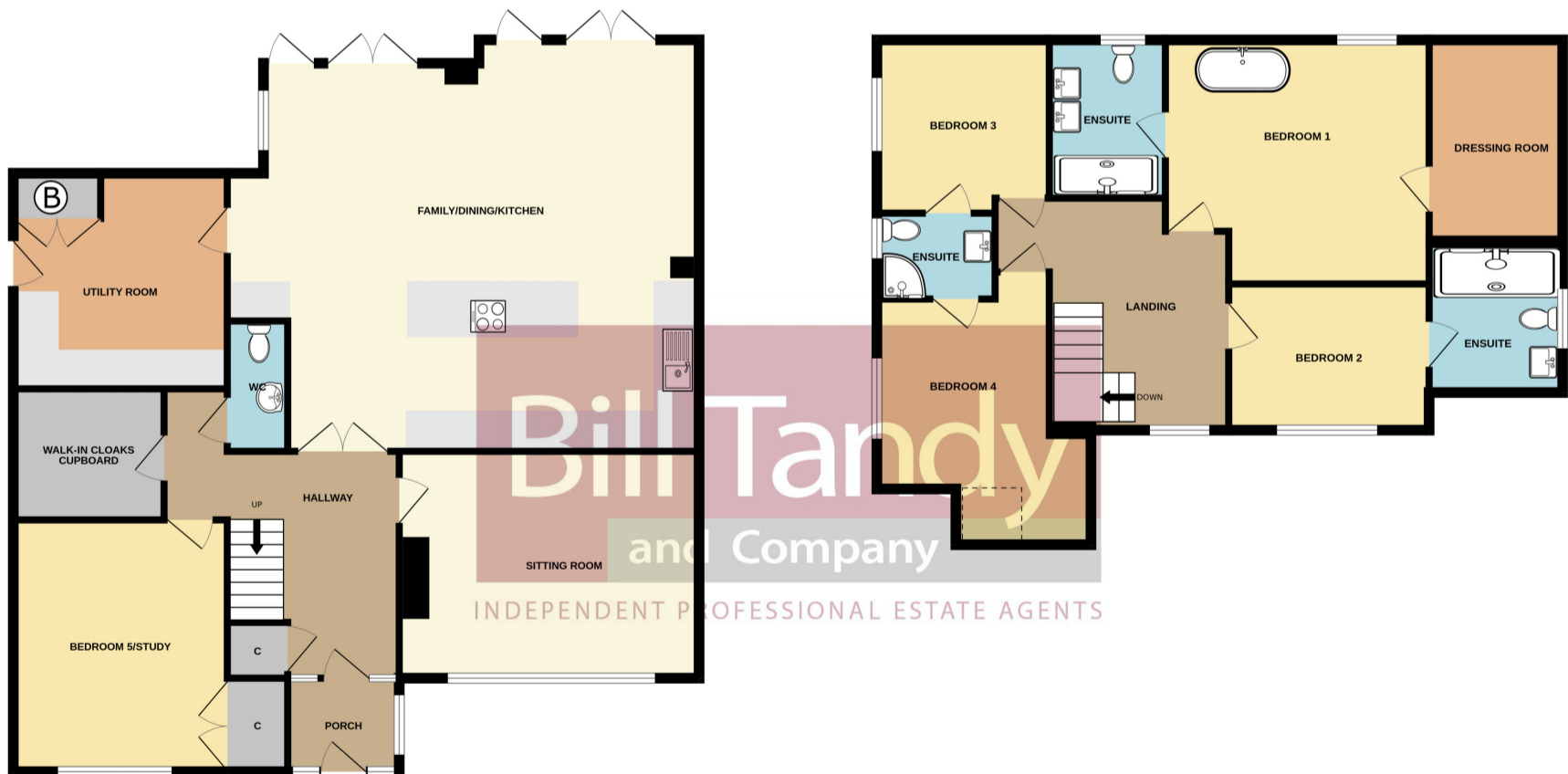




GROUND FLOOR

1ST FLOOR



18 POPLAR RISE, SUTTON COLDFIELD B74 4HT

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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## 18 Poplar Rise, Sutton Coldfield, West Midlands, B74 4HT

### £850,000 Freehold

Having undergone transformatory alterations in recent years this very stylish detached family home now offers an outstanding accommodation layout. Perfect for the family buyer the property has a wonderful family dining kitchen measuring 8 metres by 7 metres - more than enough space for any family needs. In addition the ground floor also boasts a delightful sitting room and versatile playroom/study/fifth bedroom. On the first floor each bedroom has an en suite, with a dressing room off the master bedroom and a shared Jack and Jill en suite for bedrooms three and four. The outside does not disappoint with a generous landscaped garden offering a good degree of privacy with an impressive tiled patio seating area. Given the extensive improvements and very stylish accommodation, an early viewing of this fabulous home will be necessary to fully appreciate all it has to offer.



#### ENCLOSED UPVC DOUBLE GLAZED ENTRANCE PORCH

having an attractive obscure glazed entrance door and side screen opening to:

#### RECEPTION HALL

having feature wood effect tiled flooring, stairs leading off with useful under stairs storage cupboard with light and Smart central heating thermostat.

#### WALK-IN CLOAKS STORE CUPBOARD

2.50m x 2.20m (8' 2" x 7' 3") a perfect room for hiding away all those coats, shoes and school bags with radiator and automatic lighting.

#### FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, vanity unit with wash basin with mono bloc mixer tap and vanity drawers beneath, display shelving, low energy downlighters, automatic lighting and extractor fan.

#### SITTING ROOM

5.00m x 3.82m (16' 5" x 12' 6") having a wide UPVC double glazed window to front, a continuation of the wood effect tiled flooring and three wall light points.

#### STUNNING FAMILY DINING KITCHEN

7.97m x 6.93m overall (26' 2" x 22' 9" overall) substantially extended and having an attractive vaulted ceiling, twin triple bi-fold doors opening out to the rear garden and Velux skylight. The kitchen area has ceramic Dekton work tops with base storage cupboards and drawers beneath, large central island unit with a Bora ceramic hob with integral extraction, Neff electric double oven and grill, space for American style fridge/freezer, inset sink unit with swan neck mixer tap, integrated dishwasher, wall mounted storage cupboards, large pantry units, bottle racking, breakfast bar overhang, low energy downlighters, built-in speaker system, T.V. and media points and a continuation of the wood effect tiled flooring.

#### UTILITY ROOM

a huge versatile space having further work surfaces and base storage cupboards and drawers, cupboard housing the Worcester gas central heating boiler, space and plumbing for washing machine and tumble dryer and UPVC anthracite double glazed window and door to outside.



#### GROUND FLOOR BEDROOM FIVE/STUDY/PLAYROOM

4.25m x 3.61m (13' 11" x 11' 10") this superbly versatile family space has multiple uses with a double glazed anthracite window to front, double doored built-in wardrobe, radiator and coving.

#### FIRST FLOOR GALLERIED LANDING

having UPVC double glazed anthracite window to front and doors leading off to:

#### BEDROOM ONE

4.40m x 4.13m (14' 5" x 13' 7") a generous double bedroom having UPVC double glazed anthracite window to rear, radiator, contemporary style free-standing bath with free-standing mixer tap with shower attachment and walk-in DRESSING ROOM 3.63m x 1.60m (11' 11" x 5' 3") with fitted shelving, hanging rails and low energy lighting.

#### EN SUITE SHOWER ROOM

having a large walk-in tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with twin wash hand basins each with mono bloc mixer tap and drawer space beneath, close coupled W.C. heated towel rail/radiator, comprehensive ceramic floor and wall tiling, low energy lighting and extractor fan.

#### BEDROOM TWO

3.31m x 2.45m (10' 10" x 8' 0") having UPVC double glazed anthracite window to front, radiator and door to:



#### SECOND EN SUITE SHOWER ROOM

having large walk-in shower cubicle with thermostatic shower fitment with shower hose and drencher shower, vanity unit with wash hand basin and drawer space beneath, close coupled W.C., comprehensive ceramic floor and wall tiling, extractor fan, obscure UPVC double glazed anthracite window and chrome heated towel rail/radiator.

#### BEDROOM THREE

2.89m x 2.85m (9' 6" x 9' 4") having radiator, obscure UPVC double glazed anthracite window to wide and door to:

#### JACK AND JILL EN SUITE SHOWER ROOM

being fully tiled and having corner shower cubicle with thermostatic shower with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap and cupboard space beneath, automatic lighting, chrome heated towel rail/radiator and obscure UPVC double glazed anthracite window.

#### BEDROOM FOUR

2.84m x 2.68m (9' 4" x 8' 10") having UPVC double glazed window to side and radiator.



#### OUTSIDE

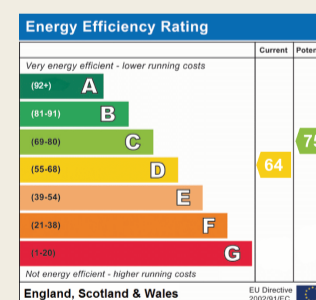
The property is situated at the end of the cul de sac with a tarmacadam driveway providing parking for several cars, a lawned foregarden and established hedged perimeter with wide double gated access leading to the rear garden and an electric vehicle charging point. To the rear of the property is a generous landscaped garden with raised tiled patio seating area running the full width of the property with steps down to the lawn with raised flower and herbaceous borders, fenced perimeters, mature Leylandii and hedgerow screening, external lighting and power points, useful Workshop with light and power and door to garage.

#### GARAGE

5.00m x 2.58m (16' 5" x 8' 6") having an electric up and over entrance door and fluorescent light.

#### COUNCIL TAX

Band F.



#### TENURE

Our clients advise us that the property is Freehold. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

#### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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.