



Poplar Street, Norton Canes, WS11 9SG

Offers In the Region Of £250,000

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Welcome to Poplar Street, Norton Canes... Paul Carr Burntwood are delighted to bring to market this fabulous opportunity to own a spacious detached home, in the heart of Norton Canes. Located on Poplar Street, a convenient location, walking distance to local shops and highly regarded schools, this property has everything you could need, right on your doorstep... Upon arrival to Poplar Street you will notice a multi vehicle driveway, allowing plenty of room for you to park outside the property. When entering the home, you are greeted with a spacious entrance hallway. The hallway leads into the good sized living area, with enough room to have a dining room table to the rear, and if this isn't enough space for you, you have the added benefit of the conservatory, allowing even more room for the family! The kitchen has room for all necessary appliances with a separate storage cupboard which scopes under the stairs. The property also benefits from a large garage space, which has been partitioned off into a downstairs WC and traditional garage to the fore. This would be an ideal space to have a utility room, adding even more scope to the kitchen. Upstairs is bright and airy due to the large window to the top of the stairs allowing natural light to flood into the property. The house has three good sized bedrooms, two doubles and a single. The bathroom is a good size also, which currently has a shower cubicle in place. Upstairs also benefits from extra storage space in the airing cupboard. Externally the property has a fabulous sized rear garden, with ample potential! A patioed area by the rear doors and grass following through to the lower section of the garden. Poplar Street has plenty of potential, and for the right buyer, could pose the perfect family home. Contact us today on 01543 686444 to arrange a viewing!!





Property Specification

NO ONWARDS CHAIN
THREE BEDROOM DETACHED PROPERTY
ENDLESS POTENTIAL
SPACIOUS LIVING ROOM
MULTI VEHICLE DRIVEWAY

Hall

Kitchen 2.70m (8'10") x 2.50m (8'2")

Living Room 7.40m (24'3") x 3.40m (11'2") max

Conservatory

Garage

W/C

Bedroom 1 3.90m (12'10") max x 3.40m (11'2") plus
0.15m (0'6") x 0.15m (0'6")

Bedroom 2 3.40m (11'2") x 2.70m (8'10") plus
0.15m (0'6") x 0.15m (0'6")

Bedroom 3 2.10m (6'11") x 1.72m (5'8") plus 0.15m
(0'6") x 0.15m (0'6")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

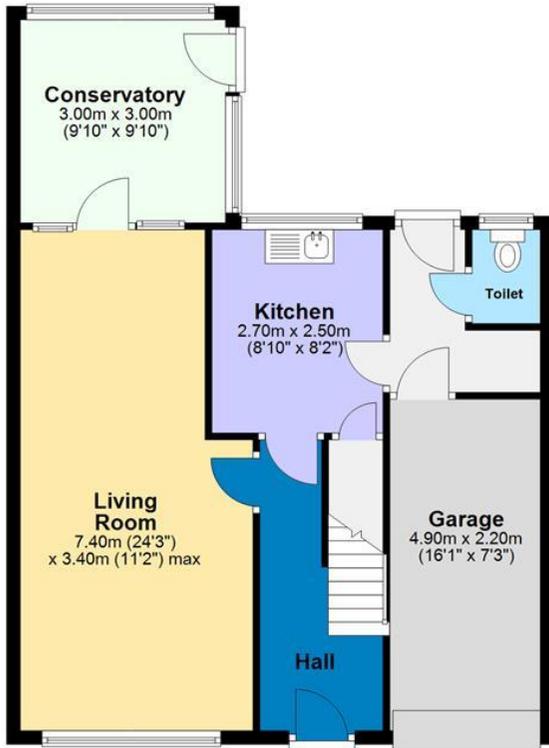
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

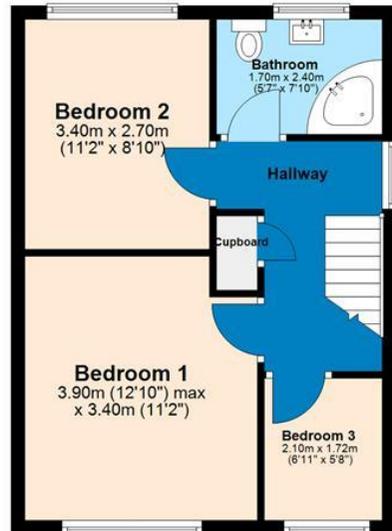
Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: C

Ground Floor



First Floor



Map Location

