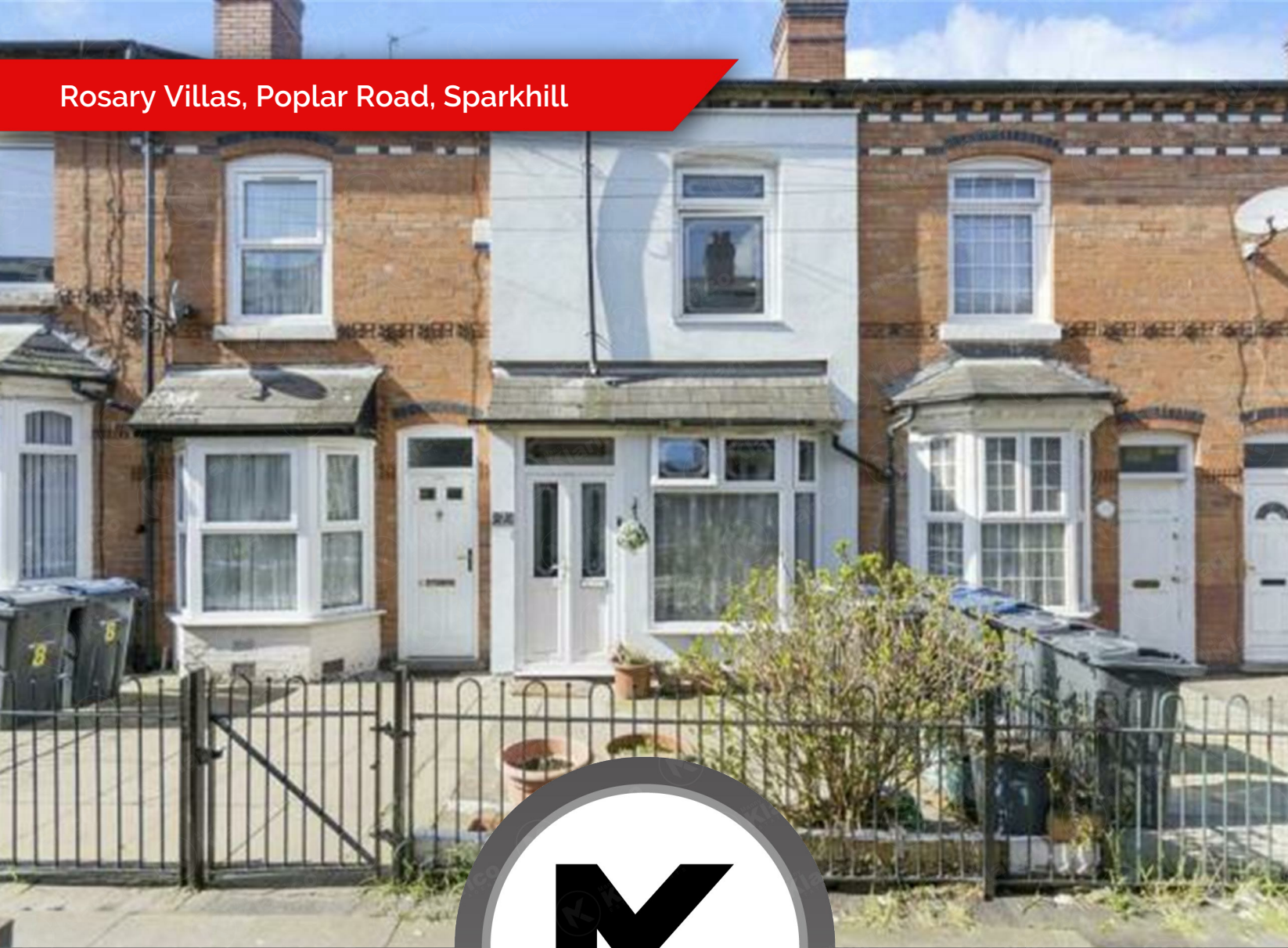


Rosary Villas, Poplar Road, Sparkhill



3 2 1 E

Offers Over £170,000



# Rosary Villas, Poplar Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Double Glazing
- Ideal Family Home
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Gas Central Heating
- Ideal for First Time Buyers

Tenure: Freehold  
Council Tax Band: A

Nestled on the charming Poplar Road in Birmingham, this delightful mid-terrace house, built in the 1920s, offers a perfect blend of character and modern living. Spanning an impressive 837 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The heart of the home is undoubtedly the beautiful kitchen, which is designed to inspire culinary creativity and family gatherings.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, there is exciting potential to enhance your living experience further by applying for permission to create a private garage or garden, offering a wonderful opportunity to personalise your outdoor space.

With its prime location in Birmingham, this home is well-connected to local amenities, schools, and transport links, making it a practical choice for both commuting and leisure. This property is not just a house; it is a canvas for your future, waiting for you to make it your own. Don't miss the chance to explore the possibilities that this charming residence has to offer.

## Directions

### Reception

3.50m x 2.51m (11'6" x 8'3")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

### Living Room

4.15m x 3.83m (13'7" x 11'11")  
Double glazed window to rear, carpet flooring, chimney breast and gas fire place, ceiling light, skirting, wall mounted radiator

### Kitchen

3.08m x 1.86m (10'1" x 6'1")  
Double glazed window to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap

### Utility

1.00m x 1.86m (3'3" x 6'1")  
Double glazed door to garden, storage units, laminate flooring

### Bathroom

2.78m x 1.86m (9'1" x 6'1")  
Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan, wall mounted radiator

### Bedroom 1

3.56m x 3.63m (11'8" x 11'11")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting

### Bedroom 2

3.57m x 3.63m (11'9" x 11'11")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

3.07m x 1.97m (10'1" x 6'6")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

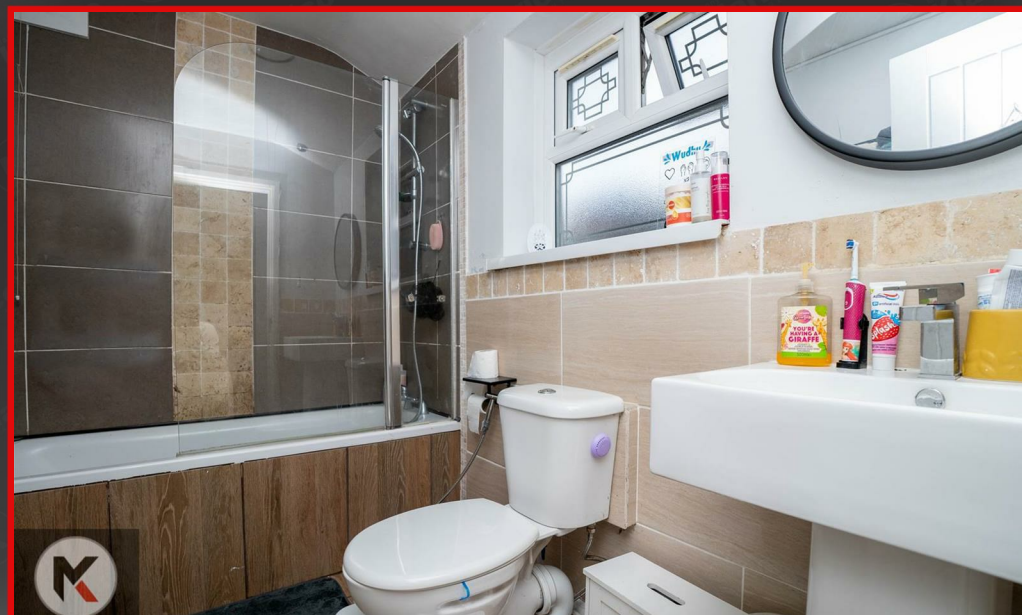
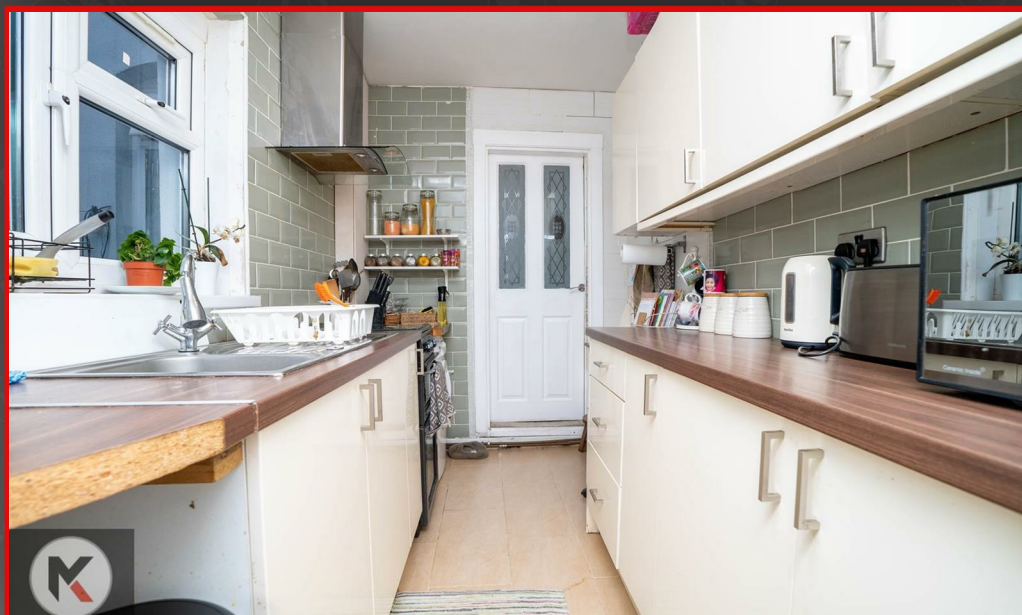
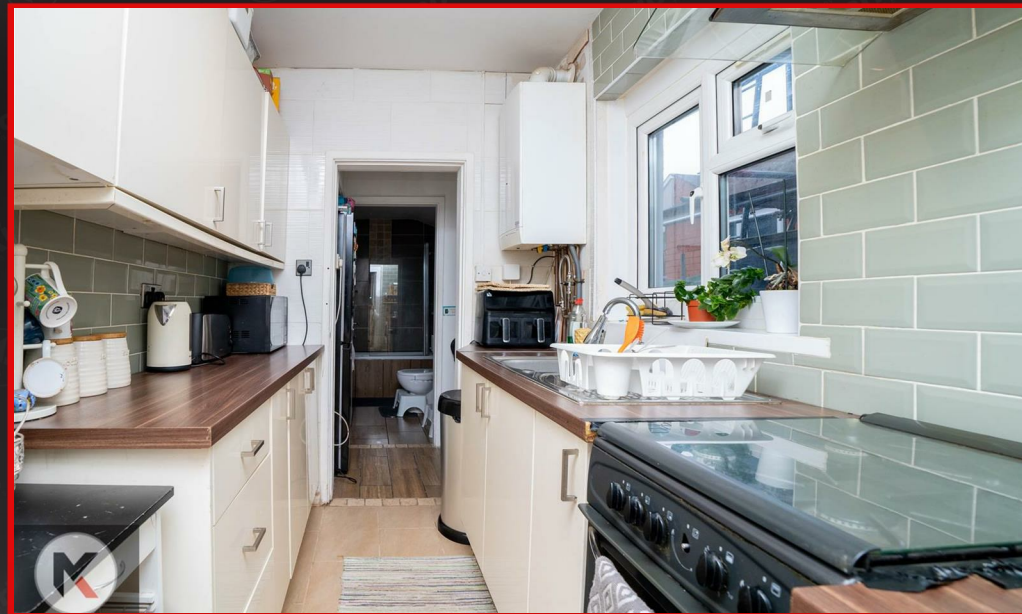
### Garden

Garden slabs, privacy from rear, Fence panels to boundaries



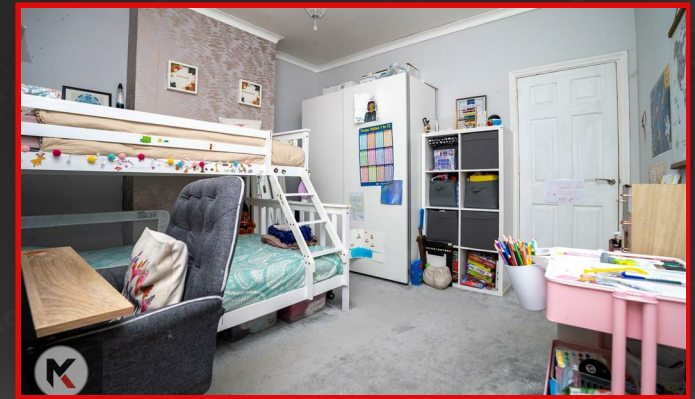


## Rosary Villas, Poplar Road, Sparkhill





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Total area: approx. 77.7 sq. metres (836.8 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party. Thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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