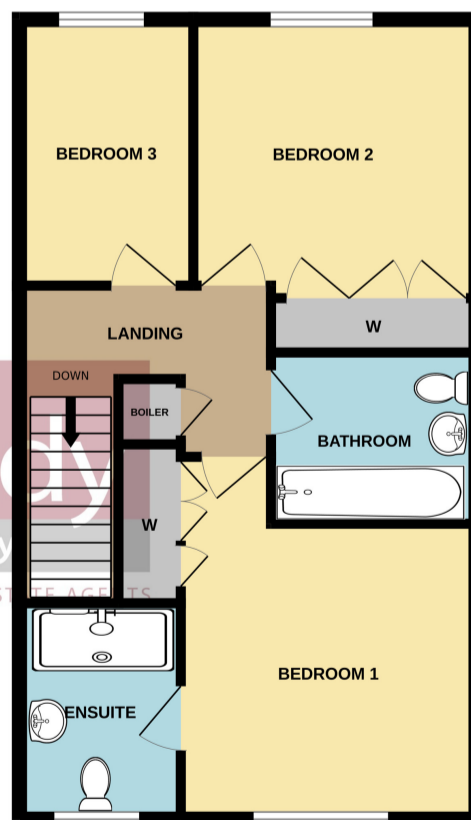
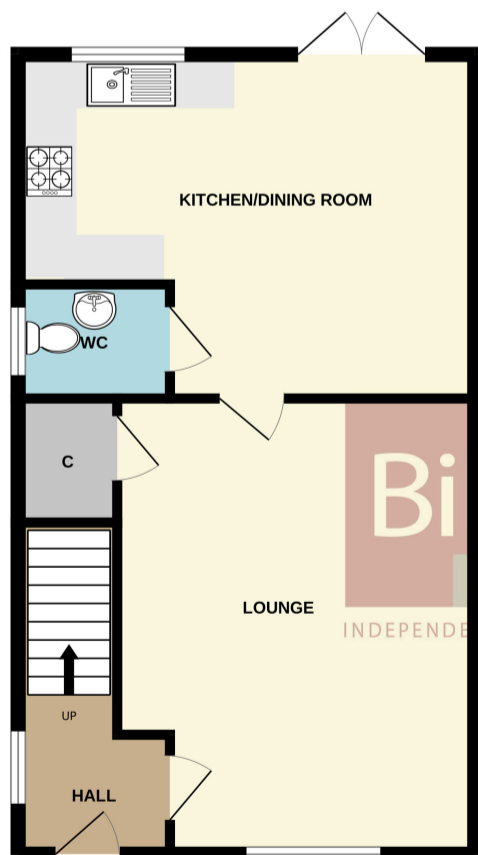




GROUND FLOOR

1ST FLOOR



11 POPLAR ROAD, STREETHAY, LICHFIELD, WS13 8GL

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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**11 Poplar Road, Streethay,
Lichfield, Staffordshire, WS13 8GL**

£300,000 Freehold

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern and recently built semi detached house, superbly located in the small and select cul de sac of Poplar Road. The property, which is located on the highly sought after Cathedral View development, was built circa 2018 on the edge of Lichfield's cathedral city in the popular area of Streethay. Trent Valley railway station is within walking distance with trains giving access to Birmingham New Street and London Euston. The property itself would be an ideal investment, first time purchase or small family home and comprises canopy porch, reception hall, lounge, superb open plan dining kitchen to the rear, guests cloakroom, three first floor bedrooms, en suite shower room and family bathroom. The vendors have updated and landscaped the rear garden which has gated access to the rear leading to the allocated parking.



CANOPY PORCH

with front door opening to:

RECEPTION HALL

having double glazed window to side, radiator, stairs to first floor and door opens to:

LOUNGE

4.99m x 3.80m max (16' 4" x 12' 6" max) having double glazed window to front, radiator and useful under stairs storage cupboard.

DINING KITCHEN

4.74m x 3.75m (15' 7" x 12' 4") having double glazed French doors to rear garden, double glazed window to rear, modern base cupboards and drawers surmounted by work tops with matching upstand splashback, wall mounted cupboards, inset stainless steel one and a half bowl sink, integrated appliances include fridge/freezer, washing machine and dishwasher, inset oven with four ring gas hob above and stainless steel splashback surround with extractor fan above.

GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

FIRST FLOOR LANDING

having access to loft, radiator, boiler cupboard housing the Potterton Promax Ultra boiler and slatted shelving and doors open to:



BEDROOM ONE

3.93m max (2.91m min) x 3.18m (12' 11" max x 10' 5" 9'7" min) having double glazed window to front, radiator and built-in double wardrobe with sliding mirrored doors. Door to:

EN SUITE SHOWER ROOM

having obscure double glazed window to front, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and double shower cubicle with shower appliance over, ceiling spotlighting and LVT tile effect flooring.

BEDROOM TWO

2.83m plus wardrobes x 2.82m (9' 3" plus wardrobes x 9' 3") having double glazed window to rear, radiator and superb built-in wardrobes with sliding mirrored doors.

BEDROOM THREE

2.83m x 1.73m (9' 3" x 5' 8") having double glazed window to rear and radiator.



FAMILY BATHROOM

having tiled floor, chrome heated towel rail, modern white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and twin ended bath with mixer tap and Mira twin headed shower appliance over and ceiling spotlighting.

OUTSIDE

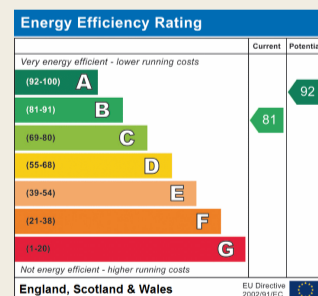
To the rear of the property is a paved and recently improved patio area ideal for entertaining with shaped lawn beyond with flower bed borders, space for shed and a useful paved pathway to the rear of the garden and a gate leading to the parking area, where there are two allocated parking spaces.

COUNCIL TAX

Band C.

AGENTS NOTE

Annual development charge of circa £150. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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, 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.