

Bill Tandy

and Company

DRAFT

23 Poplar Road, Streethay, Lichfield, Staffordshire, WS13

8GL

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Built by Miller Homes this modern detached family home enjoys a lovely setting on the popular Streethay development. Occupying a corner plot the property has spacious accommodation with a generous lounge with a feature bay window to the side, together with a large family dining kitchen and guests cloakroom. The first floor boasts three bedrooms, with an en suite shower room and family bathroom. The convenient location is ideal for accessing the local facilities at Streethay, together with Trent Valley railway station just a short walk away with direct links to London and Birmingham. Lichfield city centre amenities are a little over a mile and a half away making this an ideal location for the family buyer. Available with the benefit of no upward chain and vacant possession an early viewing would be strongly encouraged.



RECEPTION HALL

approached via a PVC composite entrance door with double glazed insert and having stairs leading off with spindle balustrade and cupboard space beneath, radiator, timer and thermostat controls for heating and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., corner pedestal wash hand basin with mono bloc mixer tap and tiled surround, radiator, obscure UPVC double glazed window and downlighters.

SPACIOUS FAMILY LIVING ROOM

5.43m x 3.06m (3.95m max into bay) (17' 10" x 10' 0" - 13'0"max into bay) having an attractive UPVC double glazed bay window to side, further double glazed window to front, two double radiators and T.V. and media points.

SPACIOUS FAMILY DINING KITCHEN

5.43m x 2.53m (17' 10" x 8' 4") the kitchen area being well fitted with ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl stainless steel sink unit with swan neck mixer tap, built-in Zanussi electric oven with four ring gas hob and extractor hood with stainless steel splashback, integrated dishwasher, washing machine, fridge and freezer each with matching fascias, UPVC double glazed window to front, low energy downlighters, double radiator and double glazed double doors opening to the rear garden.

FIRST FLOOR LANDING

having radiator, UPVC double glazed window to rear, loft access hatch and cupboard housing the Potterton combination gas central heating boiler.

BEDROOM ONE

3.46m x 3.13m (11' 4" x 10' 3") having UPVC double glazed window to front, radiator and door to:



EN SUITE SHOWER ROOM

having corner tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, UPVC obscure double glazed window, low energy downlighters, tiled flooring and extractor fan.

BEDROOM TWO

3.42m x 2.60m (11' 3" x 8' 6") having UPVC double glazed window to front and radiator.

BEDROOM THREE

2.60m x 1.94m (8' 6" x 6' 4") having UPVC double glazed window to rear, radiator and recess for wardrobe.

FAMILY BATHROOM

having a panelled bath with tiled surround with mixer tap and Mira shower fitment with glazed screen, close coupled W.C., wash hand basin with mono bloc mixer tap, ceramic wall and floor tiling, obscure UPVC double glazed window, chrome heated towel rail/radiator, extractor fan and downlighters.



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OUTSIDE

The property occupies a corner plot with lawned garden on two sides with a block paved driveway providing parking for a couple of cars. To the rear of the property is a garden having a patio area, walled and fenced perimeters and side gated access to the driveway.

GARAGE

5.97m x 3.07m (19' 7" x 10' 1") a generously sized garage with up and over entrance door, light and power points.

COUNCIL TAX

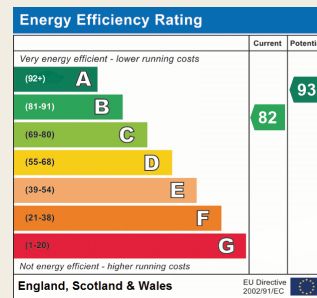
Band D.

FURTHER INFORMATION/SUPPLIES

To be confirmed.

SERVICE CHARGE

We understand there is a Service Charge currently in the region of £150.00 per annum for general maintenance of the development. 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.

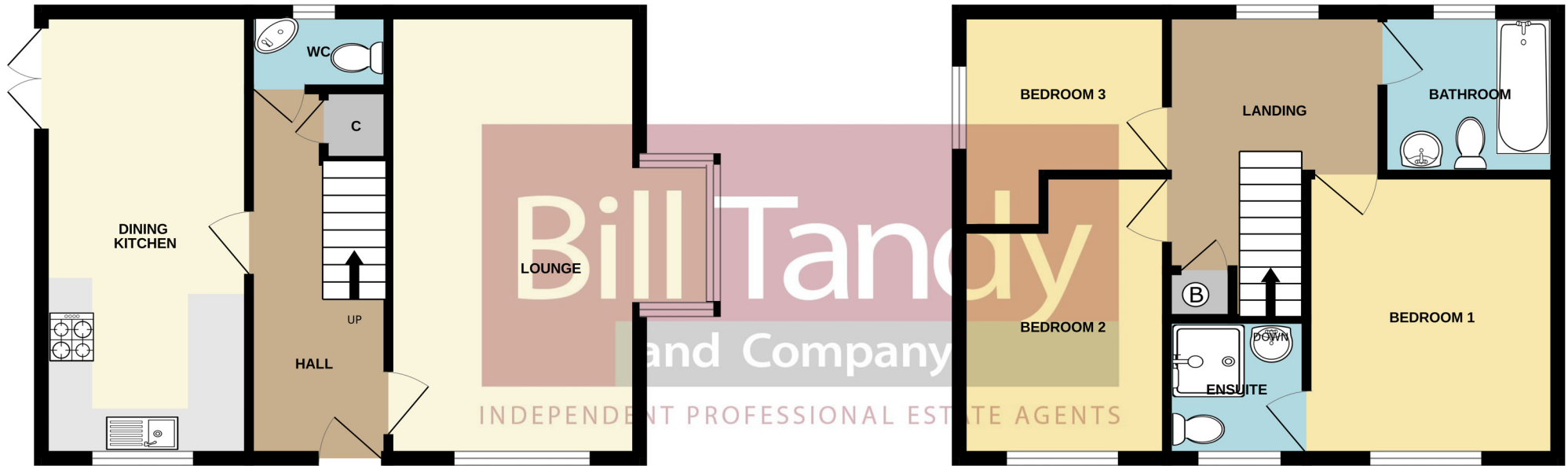
VIEWING

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.

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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