



ANDREW  
**DOWNING**  
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ESTATE AGENTS

Popular Road, Streethay, Lichfield, WS13 8GL

£285,000

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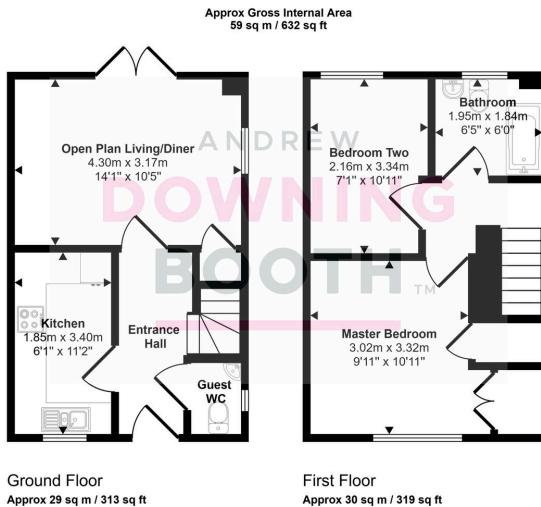
Situated in the desirable Streethay area of Lichfield, Poplar Road is a well-presented property offering spacious, modern accommodation.

Located in the sought-after Streethay development, this property enjoys a convenient position on the edge of Lichfield. The area offers a family-friendly atmosphere with local amenities, green spaces and easy access to Lichfield's vibrant city centre. Highly regarded schooling is close by, including the Outstanding-rated Streethay Primary School, with further secondary options available in the wider Lichfield area. Excellent transport links include nearby Lichfield Trent Valley station, providing direct services to Birmingham and London, as well as quick road access to the A38 and M6 Toll. This superb location perfectly combines modern community living with outstanding connectivity.

The accommodation is elegantly arranged over two floors, beginning with a welcoming entrance hall that leads to a contemporary, well-appointed kitchen and a spacious open-plan living/dining area, complemented by a stylish guest WC. To the first floor, the master bedroom is joined by a further generous double bedroom and a beautifully finished family bathroom, offering a superb standard of modern living throughout.

An exceptional home in a sought-after location—early viewing is highly recommended. Contact us today to arrange your appointment.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom End-Of-Terrace Property
- Beautifully Presented Throughout
- Ample Off-Street Parking
- Spacious & Private Rear Garden
- Open Plan Living/Dining Room
- Guest WC
- EPC Rating: B
- Council Tax Band: B



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC