



9 Poplar Road, Streethay  
Lichfield WS13 8GL

Downes & Daughters  
ESTATE AGENCY



## 9 Poplar Road, Streethay Lichfield WS13 8GL £450,000

Downes & Daughters is delighted to offer for sale this thoroughly impressive four bedroom detached home, flooded with natural light and offering a spacious 'open plan' contemporary interior. Occupying a good size manicured plot in an easily accessible position, only moments away from the primary school and new amenities and 0.3 miles away from Lichfield Trent Valley Station. This simply stunning home is presented in a flawless modern style with the added benefit of a private driveway and garage and also enjoys close proximity to the open green spaces and play parks, which make the estate so popular. The current accommodation comprises: Entrance hallway, living room, modern guest cloakroom and an impressive open plan and fully integrated contemporary kitchen diner and family room with access to the rear garden. The first floor is equally impressive with an elegant gallery landing, four bedrooms, one with en suite shower room, and a modern family bathroom. Externally there is a private tarmac driveway, garage with power and personnel door to garden and a stylishly landscaped rear garden with central artificial lawn, patio and decked seating areas and raised sleeper beds. Providing attractive dining and entertaining areas as well as an indestructible football pitch.

This Streethay development is proving supremely popular due to the new Primary School, expanding amenities, open green spaces and enviable transport links with Lichfield Trent Valley Station only 0.3 miles away. Not to mention the stylish design of the houses and its attractive layout.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Kitchen Diner & Family Room With Pantry & Double Door Access To Rear Garden

### FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four Currently Used As Home Office • Family Bathroom With Separate Shower

### OUTSIDE

Private Driveway With EV Charger • Gravelled Fore Garden • Single Garage With Personnel Door To Garden • Gated Side Access • Professionally Landscaped Rear Garden • Patio & Raised Deck Seating Areas • Central Artificial Lawn • Raised Sleeper Beds

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of Approx. £280 PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away







Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	
England & Wales EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)		G
(21-30)		F
(30-40)		E
(40-50)		D
(50-60)		C
(60-70)		B
(70 plus)		A
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Minimum	
82	91	
England & Wales EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)		G
(21-30)		F
(30-40)		E
(40-50)		D
(50-60)		C
(60-70)		B
(70 plus)		A
Very energy efficient - lower running costs		



Approximate total area  
129.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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