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12 Poplar Road, Streethay, Lichfield, WS13 8GL

Offers In Excess Of £340,000

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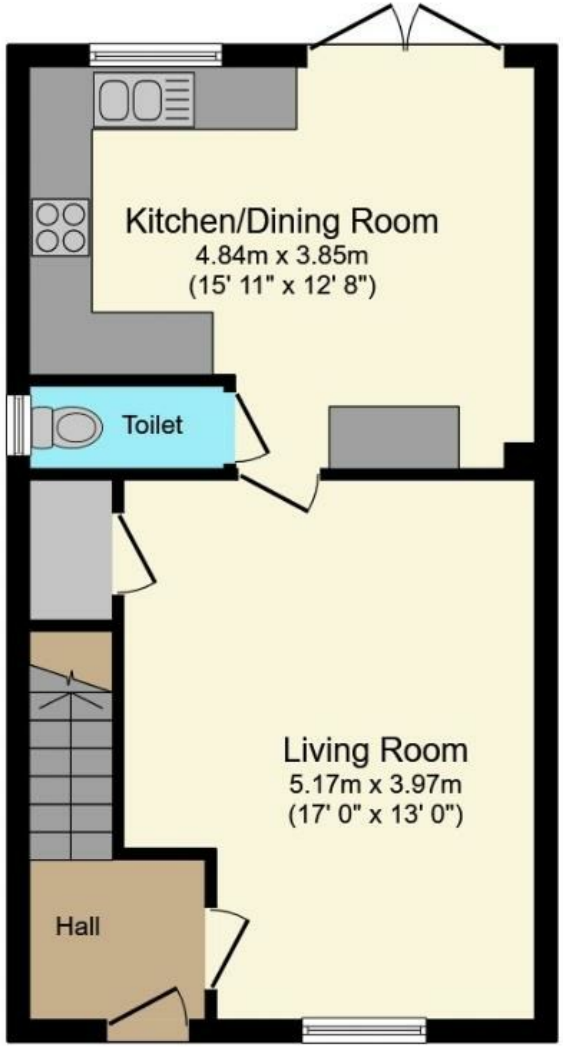
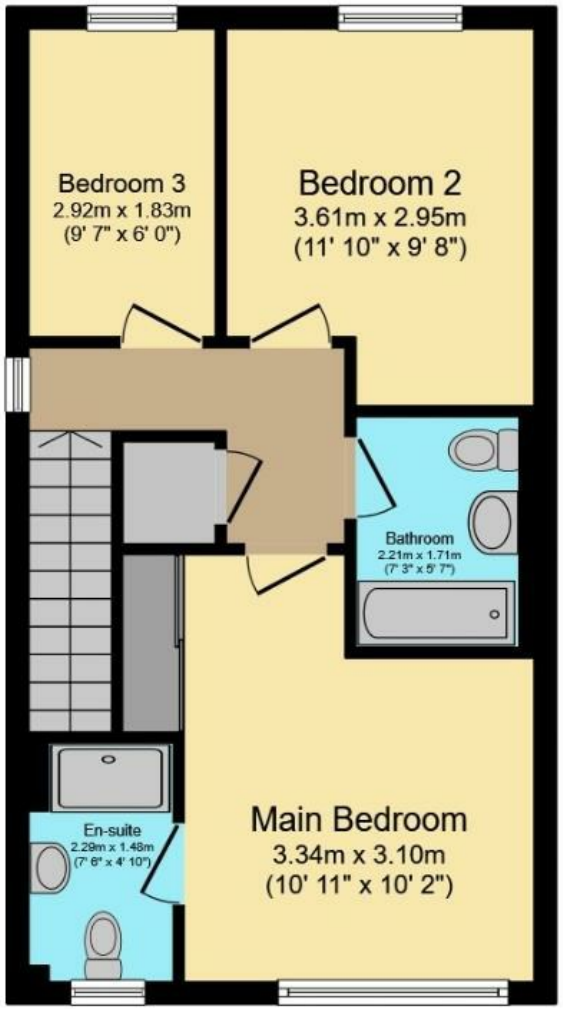
Situated on the highly sought-after Streethay Estate, this beautiful semi-detached home was built in 2018 and offers modern living in a popular residential location. The property benefits from an attractive exterior and a welcoming entrance with excellent kerb appeal. Externally, the property boasts driveway parking for added convenience, complete with an electric vehicle (EV) charging point, making it ideal for modern-day living. Perfect for couples and families alike, this lovely home presents an excellent opportunity to purchase a modern property in a desirable location, with convenient access to local amenities and transport links. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Hallway, Living Room, Dining Kitchen and Guest WC. First Floor Landing, Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom. Garden to the front and rear and a Driveway to the side with pedestrian gated access to the rear garden.
EPC RATING - B

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 88.3 sq.m. (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Entrance Hallway
accessed via a composite front entrance door and having a ceiling light point, a radiator, stairs to the first floor, a UPVC double-glazed window to the side aspect and tiled flooring.

Living Room
having a ceiling light point, a radiator, useful under stairs storage cupboard, a UPVC double-glazed window to the front aspect and carpeted flooring.

Dining Kitchen
fitted with a range of base and wall units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven with a gas hob and extractor hood as well as further integrated appliances of a fridge-freezer, washing machine and a dishwasher. x 1 Ceiling light point, x 4 spotlights, part tiling to the walls, space for a dining table, a UPVC double-glazed window and UPVC double-glazed French doors into the rear garden and tiled flooring.

Guest WC
having x 2 ceiling spotlights, a radiator, a UPVC double-glazed window to the side aspect, a pedestal hand wash basin with a tiled splash back, extractor fan, part tiling to wall, a close-coupled WC and tiled flooring.

First Floor Landing
having a ceiling light point, access to the loft space, a useful airing cupboard housing the central heating boiler, a radiator, a UPVC double-glazed window to the side aspect and carpeted flooring.

Master Bedroom
having a ceiling light point, a radiator, built in wardrobe storage, a UPVC double-glazed window to the front aspect and carpeted flooring.

Ensuite
having x 3 spotlights, a UPVC double-glazed window to the front aspect, part tiled walls, a radiator, a wall mounted sink, a close coupled WC, a walk-in shower enclosure with an over head mains powered fitment and vinyl flooring.

Bedroom Two
having a ceiling light point, a radiator, a UPVC double-glazed window to the rear aspect and carpeted flooring.

Bathroom
having x 4 spotlights, an extractor fan, a radiator, a close coupled WC, part tiled walls, a panelled bath with mixer tap, a wall mounted sink and vinyl flooring.

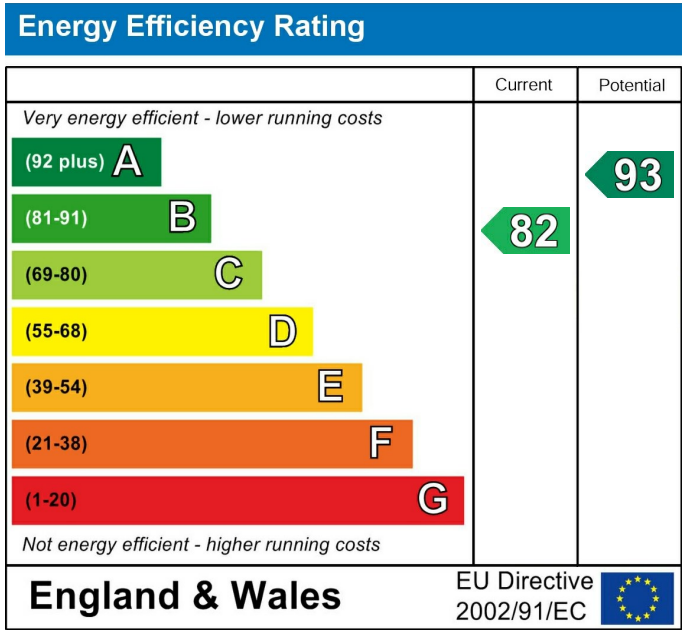
Bedroom Three
having a ceiling light point, a radiator, a UPVC double-glazed window to the rear aspect and carpeted flooring.

Outside
the front of the property has a slabbed pathway to the front entrance door and a front lawn with bushes. To the side the property offers a tarmacadam driveway. a timber pedestrian gate giving access to the rear garden and an EV charging point.

the south-west facing rear garden has a lawn, bushes, established shrubs, a useful outside water tap, a paved patio seating area, a timber storage shed and a pedestrian gate for access to the front.

AGENTS NOTE
There is an annual service charge of roughly £260.00 for maintenance of the estate and all of its communal areas

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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GROW WILD FLOWER CHILD

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