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## Features

- Impressive Six Bedroom Detached House that's Beautifully Presented Throughout
- No Upward Chain, Countryside Views
- Reception Hall, Generous Lounge with Inglenook Fireplace, Open Plan Dining Kitchen, Utility, Guest WC
- Five Double Bedrooms, Jack'n'Jill Shower Room, Bathroom, Principal Bedroom Suite
- Double Garage, Large Garden

## Brief Description

Poplar Close is an exclusive gated development of just three homes on the edge of the hamlet of Longford, and No. 2 is a stylish and spacious Five-Bedroom Detached Property offered with No Upward Chain.

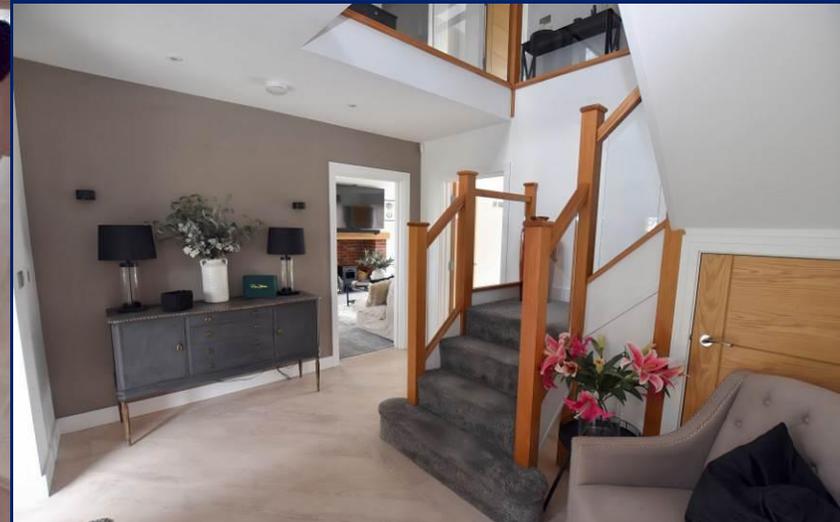
Set behind wrought-iron gates, the house enjoys a prime, slightly elevated position with a detached Double Garage and generous

Driveway Parking, and covered entrance leads into a welcoming Reception Hall with an impressive oak and glass staircase rising to a gallery Landing.

The dual-aspect Lounge features French doors to the garden and a brick inglenook fireplace, while the superb Dining Kitchen is the undoubted heart of this lovely home, with contemporary units, a large island,

integrated Neff appliances and both French and bi-folding doors opening onto the rear garden. A coordinating Utility Room has space for your washing machine and tumble dryer, a sink and a door out to the side of the property..

On the first floor, four Double Bedrooms are arranged around the bright Landing, with Bedrooms Two and Three sharing a



Jack-and-Jill Shower Room, complemented by a modern Family Bathroom. The entire second floor is dedicated to the impressive Principal Bedroom Suite, offering a generous Bedroom, walk-in wardrobe, additional wardrobe and a luxurious En-Suite with free-standing bath and walk-in wet-room style shower.

The large rear Garden has a spacious patio and large lawn overlooking fields, and is the ideal for catching the sun throughout the day. The Detached Double Garage includes electric roller doors, power, lighting and a pedestrian door, with further Driveway Parking.

This really is an exceptional home combining space, quality and an enviable setting, and we highly recommend you view to appreciate the space and quality it offers. Please call the team at our Market Drayton office to arrange your viewing.



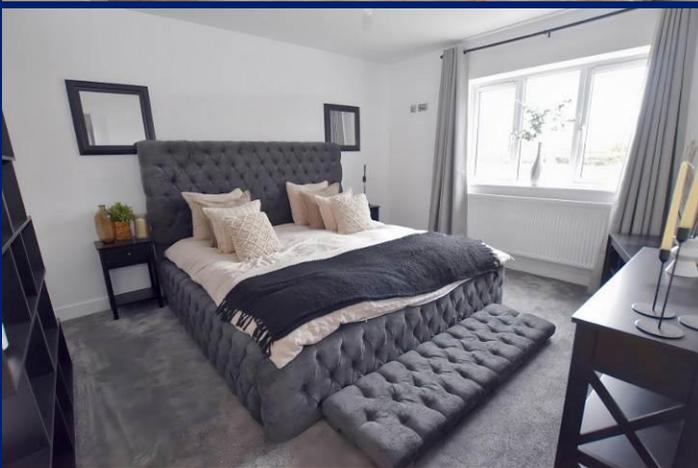


### USEFUL INFORMATION

**AML REGULATIONS:** We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to MoveButler, and is non-refundable

**BARBERS COPYRIGHT:** Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property. These should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives to promote the property or the Company.

**TENURE:** We are advised that the property is Freehold **LOCAL COUNCIL:** Shropshire Council, Shrewsbury **COUNCIL TAX BAND:** F **ENERGY RATING – C** **METHOD OF SALE:** By Private Treaty **PROPERTY DETAILS:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



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**This Floor Plan is Not to Scale**  
 Measurements are Approximate  
 Please use as a Guideline to Layout only



**SERVICES:** We are advised that mains electricity and water are available, with a sewerage treatment plant with soakaway drainage and Air Source heating. The buyer will be responsible for emptying the sewerage treatment plant as required. Remaining term of building construction warranty – TBC Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. **PROPERTY VALUATION SERVICE:** If you're looking to sell your property, our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property. Call us on 01630 653641 to arrange an appointment. **RESIDENTIAL LETTING SERVICE:** Barbers are a long-established firm in the field of Residential Lettings and Property Management. If you are interested in buying this or any other property as an investment, please contact us for more information on the services we can offer.



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