



Poplar Close,

welcome to

Poplar Close,

Modern three-bedroom semi-detached home in Killamarsh with lounge/diner, kitchen, WC, conservatory and bathroom. Features a low-maintenance rear garden, driveway and garage, with easy access to shops, schools and motorway links. Viewings advised.

Hall

Providing access to the front entrance.

Wc

Having a sink basin, WC and towel heater.

Lounge / Dining Room

Having an open-plan lounge and dining room arrangement, media wall, laminate flooring, electric fireplace and radiator.

Kitchen

Having a range of wall and base units with rolled edge work surfaces, integrated oven with electric hob, extractor hood, inset sink. Also space and plumbing for a washer and a door providing access to the conservatory.

Conseatory

Having a range of double glazed windows, radiator and patio doors providing access to the rear garden.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window and radiator.

Bedroom Two

Having a rear facing double glazed window and radiator.

Bedroom Three

Having a front facing double glazed window and radiator.

Bathroom

Having a rear facing double glazed window, WC, sink basin and bath suite with a shower above.

Garden

Having a low maintenance artificial grass garden with paving and a decked seating area.

Garage

Providing additional storage.

*****legal Fees Paid*** T&cs**

The property is being sold through our clients Part Exchange/Assisted Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction

Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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welcome to

Poplar Close,

- Three bedrooms
- Semi-detached property
- Conservatory
- Low Maintenance Garden
- Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£226,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115017 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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