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Poplar Way, Stafford, ST17 9LJ

Auction Guide  
£80,000





## Property Description

For Sale by Modern Method of Auction. Starting Bid £80,000 plus Reservation Fee.

Are you a first time buyer looking to take those first steps onto the property ladder or an investor looking to increase your portfolio then this property will tick all the boxes... A two bedroom apartment well positioned within a popular part of Stafford and within close proximity of local amenities.

Step Inside...Leading from the entrance hallway is the spacious sitting room with plenty of space for seating. Adjacent the kitchen offers a range of wall and eye level units with views overlooking the rear garden which is a unique feature for an apartment. The property has two double bedrooms with an abundance of natural light. The wet room has recently been updated with a w.c and hand wash basin.

Outside, the property has a detached garage and off road parking.

VIEWING ESSENTIAL to appreciate the benefits this unique apartment has to offer.

This property is for sale by The West Midlands Property Auction, powered by iam-sold Ltd.



## Accommodation

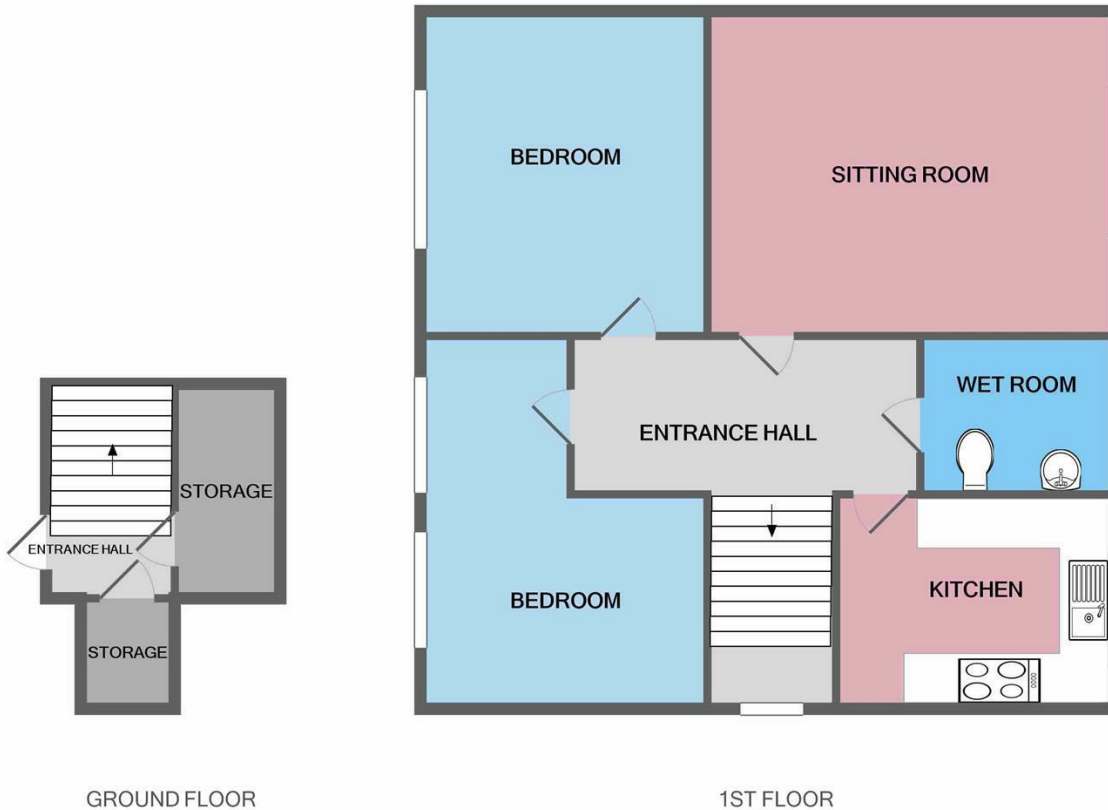
Sitting Room	4.25 x 3.96 (13'11" x 12'11")
Kitchen	3.19 x 2.71 (10'5" x 8'10")
Bedroom One	4.52 x 3.23 (14'9" x 10'7")
Bedroom Two	3.96 x 3.21 (12'11" x 10'6")
Bathroom / Wet Room	2.10 x 1.70 (6'10" x 5'6")
AUCTION	

**Tenure: Leasehold**





# Floor Plan: Poplar Way, Stafford, ST17 9LJ



Made with Metropix ©2021

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

## DB Roberts Stafford Branch

18 Salter Street, Stafford, ST16 2JU

To book a viewing  
Call us on **01785 255800**



We are available  
**8am - 8pm Mon - Fri**  
9am - 4pm Sat & 10am - 4pm Sun

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. \*Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

