

Road Map



Hybrid Map



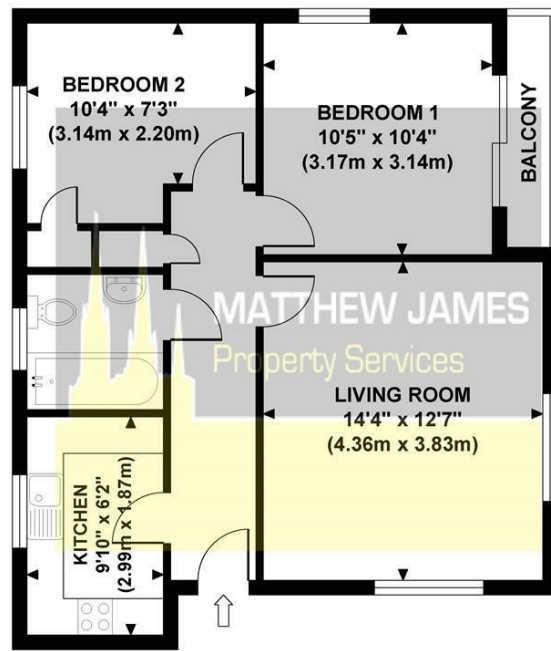
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**POPPLETON CLOSE**  
Approximate Gross Internal Area  
572 sq ft / 53.10 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 572 SQ FT**

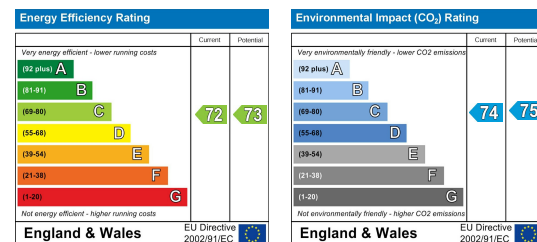
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

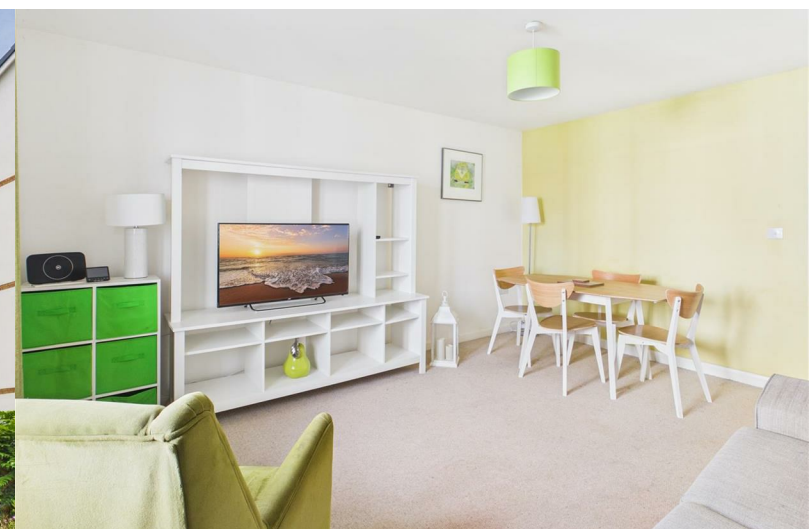
Energy Efficiency Graph



**40 Poppleton Close**

Earlsdon, Coventry CV1 3BF

Offers Around £155,000



CONTACT INFORMATION

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# 40 Poppleton Close

Earlsdon, Coventry CV1 3BF

Offers Around £155,000



## Approach

Having landscaped grounds, lawn and paved pathway that leads through the security communal door, up the stairs and through the front door into the:

## Entrance Hallway

Having airing cupboard off, security intercom and doors leading off to:

## Kitchen

9'10 x 6'2

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and tiling to all splash prone areas.

## Lounge Dining Room

14'4 x 12'7

Having a PVCu double glazed window to the side elevation and PVCu double glazed window that leads to the:

## Balcony

Having railing and space for a table and seating.

## Bedroom One

10'5 x 10'4

Having PVCu sliding double glazed patio doors to the balcony elevation, PVCu window to the side and fitted wardrobes to the one wall.

## Bedroom Two

10'4 x 7'3

Having a PVCu double glazed window to the side and built-in wardrobe storage.

## Bathroom

6'2 x 6'1

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Allocated Car Park & Grounds

The development has allocated parking.

