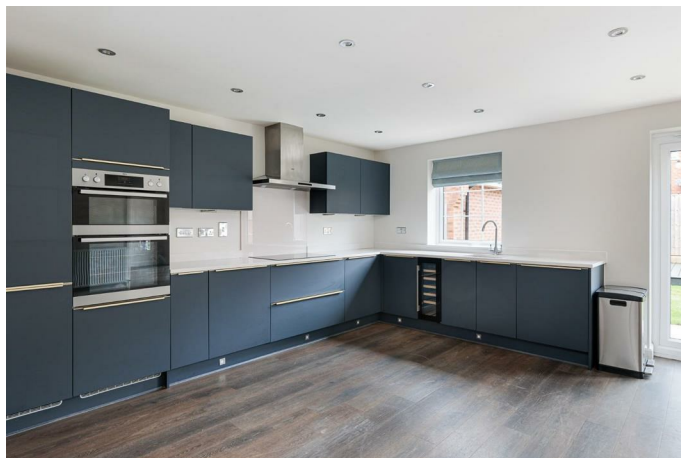


41 Poppy Road

Wilmslow, SK9 4FZ



mosley jarman



41 Poppy Road, Wilmslow, SK9 4FZ

£600,000

An upgraded four-bedroom, two-bathroom detached home, built by David Wilson Homes in 2022.

The stylish interior boasts an inviting hallway with a recessed cloaks cupboard and a convenient downstairs WC. The dual-aspect living room offers plenty of natural light, while the spacious dining kitchen features contemporary matte finish cabinets and elegant quartz work surfaces. It comes fully equipped with AEG appliances, including a double oven, induction hob, extractor, fridge, freezer, dishwasher, and a wine cooler. The adjacent utility room adds convenience with an integral washing machine/tumble dryer. French doors lead from the kitchen to the beautifully landscaped rear garden.

Upstairs, the first-floor landing provides access to four well-appointed bedrooms, including a main bedroom with fitted wardrobes and a luxurious en-suite shower room. The additional three bedrooms, two of which also have fitted wardrobes, share a modern family bathroom.

This property is fully double-glazed and heated by a combination boiler, complemented by a pressurised hot water cylinder for efficient living.

- Four bedrooms and two bathrooms (one en-suite)
- Downstairs w.c and utility room
- Dining kitchen with Quartz work surfaces and integrated AEG appliances
- Landscaped south easterly facing garden
- EPC rating – B
- Forming part of the Stanneylands Development
- Spacious dual aspect living room
- Driveway and detached garage
- No seller chain
- Freehold



The Location

The property is part of the sought-after Stanneylands development, set in a tranquil location bordering countryside and green belt.

The Grounds & Gardens

A driveway offers off-road parking and leads to a detached garage. The south-easterly facing garden is a true outdoor oasis, featuring a paved patio, lawn, large timber decking area, raised beds, and a spacious pergola, perfect for entertaining or relaxing in the sun.

Important Information

Council Tax Band: F

EPC grade: B

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water

flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with O2 & Vodafone likely.

Parking: Off road parking to the front of the property. EV charging point (owned).

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold. Please note there will be an estate charge (TBC) once the development is complete.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 4FZ**

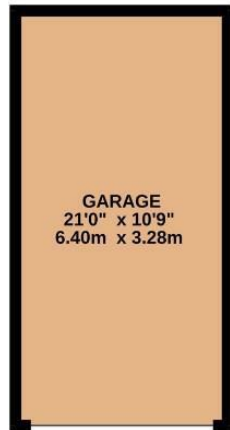
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Council Tax Band: **F**

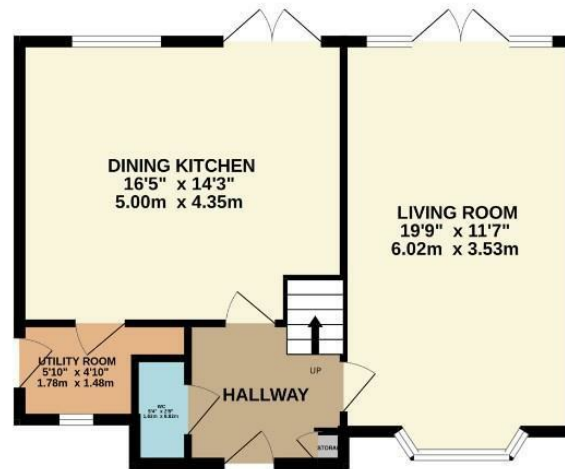
EPC Rating: **B**

Tenure: **Freehold**

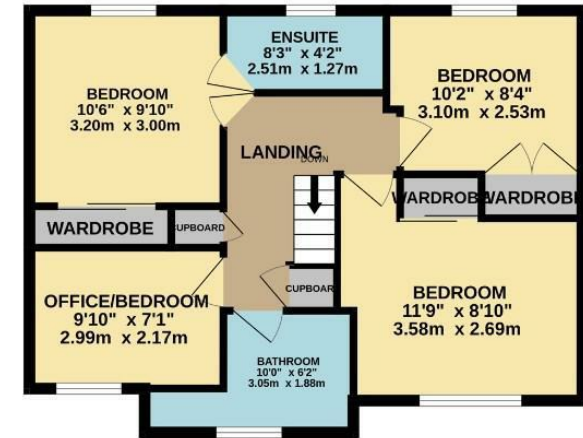
GARAGE
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.