



**7 Barons Croft, Poplar Farm
Nuneaton CV10 9QQ
Offers Over £235,000**

Pointons are delighted to offer for sale this well presented & extended three bedroom detached house located on a quiet cul-de-sac on a popular development known as Poplar Farm located close to local shops & amenities. The property itself has just been freshly decorated & benefits from having double glazing & gas central heating throughout. In brief the property comprises of entrance hall, lounge, kitchen/diner, conservatory & ground floor W.C. To the first floor there are three bedrooms & a refitted shower room. Being based on a corner plot the property offers a generous low maintenance garden having decking & having rear access to garage. The property also offers a driveway providing offroad parking leading onto garage. This property would make an excellent family home & must truly be viewed to appreciate. We offer this property with no upward chain. To organise your viewing contact us today. EPC- TBC



Entrance Hall

Having entrance door, radiator, tiled flooring & stairs off to the first floor.

WC

Fitted with two piece suite pedestal wash hand basin with taps and low-level WC & having tiled flooring.

Lounge

16'8" x 10'9" (5.08m x 3.27m)

Having double Window to side, further double glazed box window to side, radiator, laminate flooring, telephone point & TV point.

Kitchen/Diner

16'8" x 9'3" (5.08m x 2.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to side, tiled flooring & double glazed sliding doors into conservatory.

Conservatory

Being of half brick and uPVC double glazed construction with double glazed polycarbonate roof and power and light, radiator, laminate flooring, double glazed French double doors into garden & further double glazed door onto garden.

Landing

Double glazed window to rear, Storage cupboard, access to loft & doors off to various rooms.

Bedroom

16'7" x 9'5" (5.06m x 2.86m)

Two double glazed windows to side & two radiators.

Bedroom

8'8" x 10'10" (2.63m x 3.30m)

Having double glazed window & radiator.

Bedroom

7'9" x 10'10" (2.36m x 3.30m)

Double glazed window to side & radiator.

Shower Room

Fitted with three piece suite with tiled double shower cubicle, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to front, heated towel rail & tiled flooring.

Outside (Front)

To the front of the property is a pebbled garden with path to front door. And a driveway providing offroad parking leading onto front door.

Outside (Rear)

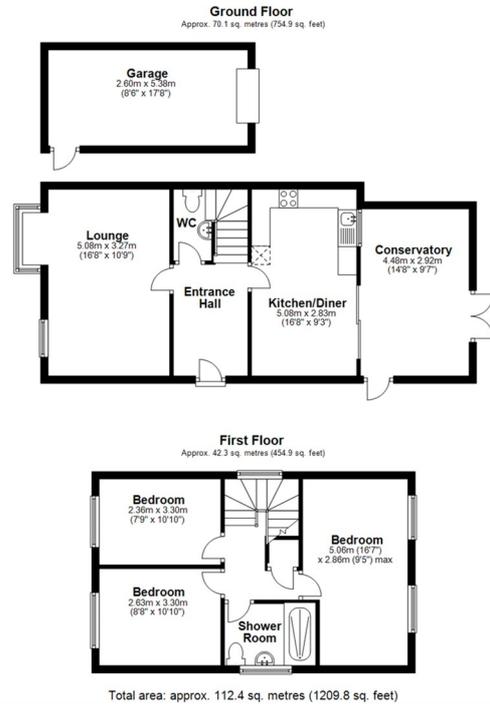
To the rear of the property is an enclosed low maintenance garden being pebbled with paved pathway, decking area & rear access to garage.

Garage

Having up & over door with power & lighting.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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