



**Poplar Way, Atherstone
CV9 2FZ**

Asking Price £300,000

Freehold - North Warwickshire Borough Council Band: C - EPC: B

Welcome to this semi-detached house located on the desirable Poplar Way in Atherstone. Built in 2025 by Bloor Homes, this modern property offers a perfect blend of contemporary living and comfort. As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home.

The property boasts a well-appointed reception room, ideal for relaxing or entertaining guests. With three generously sized bedrooms, there is ample space for families or those looking for a home office. The en-suite and family bathroom provide convenience and privacy, making morning routines a breeze.

One of the standout features of this home is the recently landscaped rear garden, which offers a lovely outdoor space for enjoying the fresh air or hosting summer gatherings. Additionally, the property is equipped with solar panels, promoting energy efficiency and sustainability.

Parking is made easy with space for two vehicles, ensuring you will never have to worry about finding a spot. Offered furnished and with no chain, this property is ready for you to move in and make it your own. This is a fantastic opportunity to acquire a modern home in a sought-after location. Don't miss your chance to view this delightful property on Poplar Way.



Entrance

Via canopy porch with entrance door leading into:

Entrance Hall

9'9" x 4'4" (2.96m x 1.31m)

Radiator, stairs to first floor landing and door to:

Lounge

14'4" x 12'1" (4.37m x 3.69m)

Double glazed window to front, two radiators, telephone point, TV point, central heating thermostat, doors to:

Store

4'4" x 2'11" (1.32m x 0.88m)

Under-stairs storage cupboard

Kitchen/Diner

12'1" x 11'10" (3.68m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and stainless steel swan neck mixer tap, integrated fridge/freezer and dishwasher, eye level fan assisted oven, four ring gas hob, extractor hood over, two radiators, separate ceiling extractor fan, double glazed French style double doors to garden, opening to:

Utility Area

6'6" x 2'11" (1.98m x 0.88m)

Base unit with worktop space over, plumbing for washing machine, wall mounted combination boiler serving heating system and domestic hot water, door to:

Cloakroom

5'3" x 2'11" (1.60m x 0.88m)

Fitted with two piece suite comprising, wash hand basin with mixer tap and tiled splashback, low-level WC, extractor fan and radiator.

Landing

4'9" x 9'8" (1.44m x 2.94m)

Access to part boarded loft space with pull down metal ladder, doors to:

Master Bedroom

9'7" x 11'3" (2.92m x 3.44m)

Double glazed window to rear, radiator, fitted wardrobe with hanging rails and shelving and a TV point.

En-suite Shower Room

6'6" x 6'7" (1.99m x 2.00m)

Fitted with three piece suite with comprising, tiled shower enclosure, wash basin with mixer tap and tiled splashback, heated towel rail, extractor fan, tiled splashbacks and an obscure double glazed window to rear.

Bedroom

11'1" x 8'10" (3.39m x 2.70m)

Double glazed window to front, radiator, and a TV point.

Bedroom

11'9" x 6'6" (3.57m x 1.98m)

Double glazed window to front, radiator, TV point, door to:

Wardrobe

With hanging rail and shelving

Family Bathroom

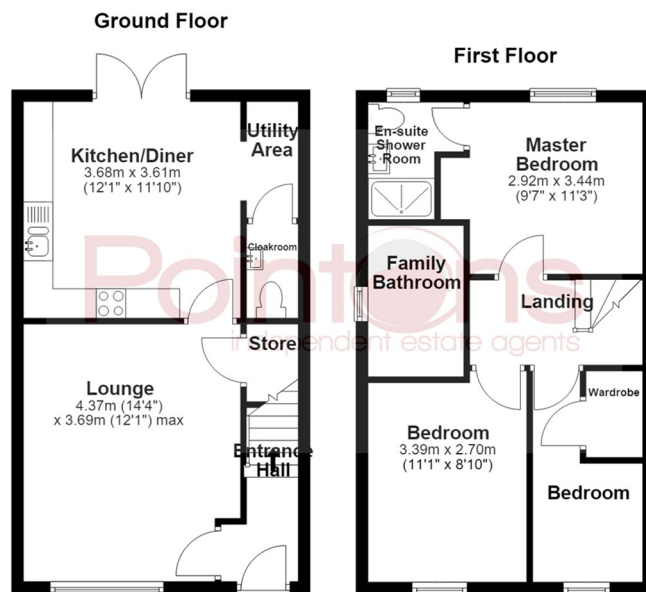
Fitted with three piece suite with comprising, panelled bath with shower over and glass screen, wash basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, and an obscure double glazed window to side.

Outside

To the rear is an enclosed garden being recently landscaped, being mainly laid to lawn with paved patio area, shrub borders, Upvc shed and cold water tap. A pedestrian gate provides access to a tandem driveway providing parking for 2+ cars complete with EV charge point. To the front is a fore-garden enclosed with metal railed fencing, shrub bushes and pathway leading to the entrance.

General Information

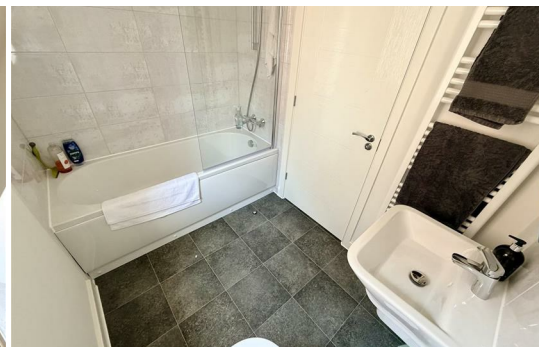
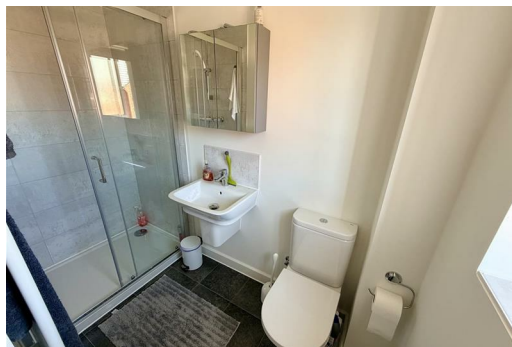
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. The property is covered by approximately 9 years of NHBC guarantee. Majority of the furniture can remain (subject to agreed sale price.) None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is paid to North Warwickshire Borough Council and is Band C



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

