

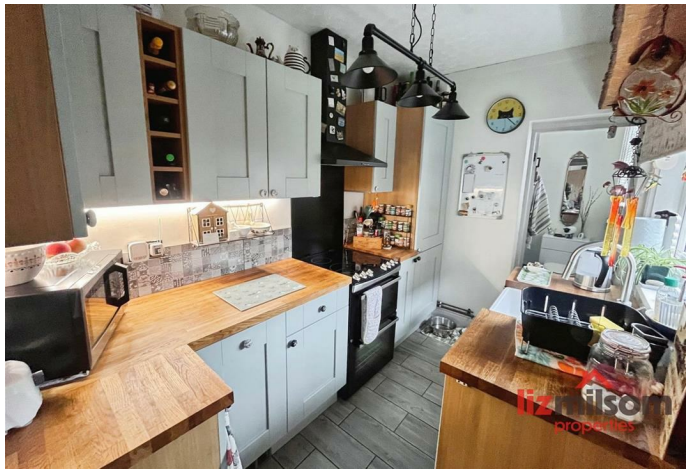
42 Poplar Avenue
Swadlincote, DE12 6BH
£179,950

lizmilsom
properties

42 Poplar Avenue, Swadlincote, DE12 6BH

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 42 Poplar Avenue to the market. A beautifully presented two-bedroom mid-terraced cottage-style home located in the highly sought-after village of Moira. Offering spacious accommodation with a wealth of character features, this charming property benefits from a large driveway, useful outbuilding, modern fitted kitchen, separate utility room, generous lounge with feature log burner, modern four-piece bathroom, and a stunning rear garden backing towards the National Forest. An ideal home for first-time buyers or those seeking a peaceful countryside setting with excellent outdoor space. EPC: E / TAX BAND: A

- Spacious two-bedroom mid-terraced cottage-style home
- Modern fitted cottage-style kitchen & separate utility with WC
- Two well-proportioned bedrooms
- Beautifully maintained rear garden with patio, decking, lawn, and established borders
- Large driveway providing ample off-road parking , useful outbuilding offers additional storage
- Highly sought-after location within the popular village of Moira
- Generous lounge with dual aspect windows and feature log burner
- Modern four-piece family bathroom with roll-top bath and separate shower
- National Forest walks on the doorstep
- EPC: E / TAX BAND: A







Location
Situated within the popular village of Moira, this property enjoys a desirable location well placed for both local amenities and countryside surroundings. The village offers a range of everyday conveniences including shops, cafés, schools, and public houses, whilst the nearby towns of Swadlincote and Ashby-de-la-Zouch provide a wider selection of shopping and leisure facilities. Moira is particularly well known for its access to the National Forest, Conkers visitor centre, and an abundance of scenic walking and cycling routes, making it an ideal setting for those who enjoy outdoor pursuits. The area also benefits from excellent road links to Burton upon Trent, Leicester, and the wider Midlands commuter network.

Overview
A beautifully presented and spacious two-bedroom mid-terraced cottage-style home, ideally positioned within the highly sought-after setting of Moira. Offering a fantastic blend of modern living and charming character features, this delightful property provides excellent accommodation together with attractive outdoor spaces, making it an ideal choice for first-time buyers or those seeking a peaceful home close to the heart of the National Forest.

To the front, the property benefits from a large driveway providing ample off-road parking, along with a useful outbuilding offering excellent storage space. A front gate and step-down access lead to the attractive entrance patio area and front entrance door.

Upon entering, you are welcomed into a modern fitted kitchen featuring tiled flooring, beautiful cottage-style matching wall and floor-mounted units, complementary wooden worktops, part-tiled walls, and a built-in wine rack. Integrated appliances include a farmhouse-style sink positioned beneath a side aspect window, while there is also space and plumbing for additional appliances, along with a fridge freezer.

Off the kitchen is a separate utility area, again benefiting from tiled flooring and providing further storage with wall-mounted units, rolled edge work surface, and plumbing and space for appliances. The utility area also houses a convenient cloakroom with WC and wash hand basin, along with a frosted side aspect window.

The spacious lounge is located to the rear of the property and offers a wonderful living space filled with natural light from dual aspect windows overlooking the front and rear. A feature log burner with attractive surround creates a cosy focal point, while additional benefits include a useful understairs storage cupboard, TV point, and centre light point. A door leads through to the inner hall, where a rear door provides access to the garden, and carpeted stairs rise to the first floor.

The first floor provides two well-proportioned bedrooms and a modern family bathroom.

Bedroom One is a generous double bedroom situated to the rear of the property, featuring carpeted flooring, ample space for freestanding furniture, a rear aspect window, and a charming feature fireplace adding character.

Bedroom Two is a good-sized single bedroom located to the front of the property, with a window overlooking the front elevation.

Completing the accommodation is the impressive modern family bathroom, fitted with a four-piece suite comprising a shower cubicle, roll-top bath, WC, and wash hand basin. Additional features include vinyl flooring, chrome towel heater, and an opaque front aspect window.

Externally, the rear garden is a true highlight of the property, offering a wonderful outdoor retreat with a patio and decking area ideal for entertaining or relaxing during the warmer months. A generous lawned area is complemented by established shrubs and planted borders, with fenced boundaries providing privacy. A gate at the bottom of the garden provides access towards the National Forest (access to be provided to neighbouring property).

Overall, 42 Poplar Avenue is a charming and well-presented cottage-style home offering spacious accommodation, excellent outdoor areas, and a superb location within the popular village of Moira. Combining character features with modern comforts, this property is perfectly suited to those looking for a beautiful home in a desirable setting.

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Closed - Sunday

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Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, Oil fired heating and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Disclaimer
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

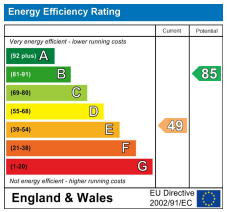


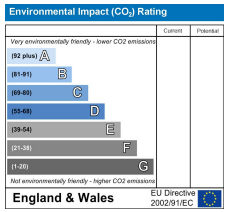
TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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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Directions

For Sat nav purposes use the postcode DE12 6BH





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COUNCIL TAX

Band: A
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
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