PAUL CARR Estate Agents Sales & Lettings

Lichfield | 01543 221800 | Lichfield@paulcarrestateagents.Co.Uk



Poplar Road, Streethay
Lichfield, WS13 8GL

Offers in the Region Of £340,000

Streethay

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Welcome to 'The Pushkin' by Miller Homes, a very well-presented family home located on the Cathedral View development in Streethay within easy reach of Lichfield centre, the A38 and Lichfield Trent Valley train station.

The property is set behind a two-vehicle driveway at the front and front garden with side gated access to the rear garden. Internally the property has been stylishly decorated and offers spacious accommodation including a generous open-plan kitchen/dining area with French doors leading out to the garden. This space is perfect for entertaining guests or for family gatherings and guest cloakroom is accessible from the kitchen. The living room is a calm and relaxing space and decorative wooden slatting adds a luxurious feature to the room. Upstairs are three good-sized bedrooms and a family bathroom. The main bedroom features an en-suite shower room and quality fitted wardrobes with sliding mirror doors. Bedroom two also has fitted wardrobes. To the outside is a fully enclosed rear garden ideal for families with a lawn area, fenced boundaries and a paved patio area ideal for barbecues, outside dining and entertaining. This fabulous property is perfect for first time buyers and families and is located close to a host of amenities, excellent transport links and benefits from the remaining NHBC warranty.

Call Paul Carr Lichfield to arrange an appointment to view!

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.





















Property Specification

'The Pushkin' Built by Miller Homes in 2018
Popular Cathedral View Development
Easy Access to the A38 & M6 Toll
Short Walk to Trent Valley Train Station
Open-Plan Kitchen/Dining Area

Entrance Hall
3.71m (12'2") x 0.95m (3'1")

Living Room
5.13m (16'10") x 3.92m (12'10") max

WC

Kitchen/Diner
4.90m (16'1") x 3.88m (12'9") max

Landing
3.17m (10'5") x 2.11m (6'11")

Bedroom 1
10' 1" x 10' 11" (3.08m x 3.32m)

En-suite

Bedroom 2
3.60m (11'10") max x 2.98m (9'9")

Bedroom 3
2.95m (9'8") x 1.85m (6'1")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 31st October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

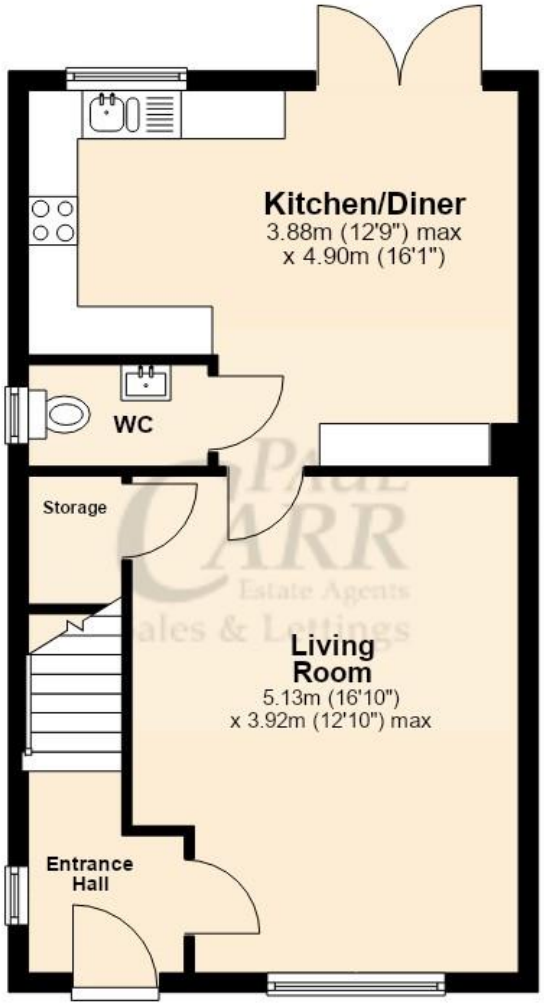
Council tax band: C

Tenure: Freehold

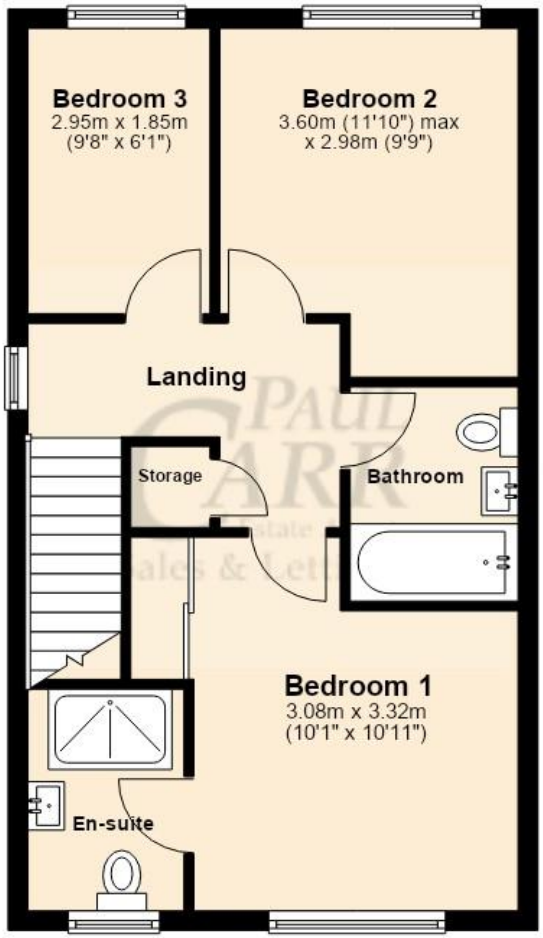
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

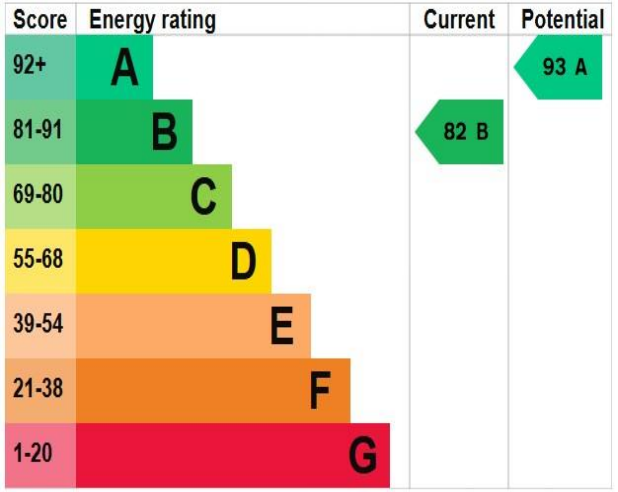
Ground Floor



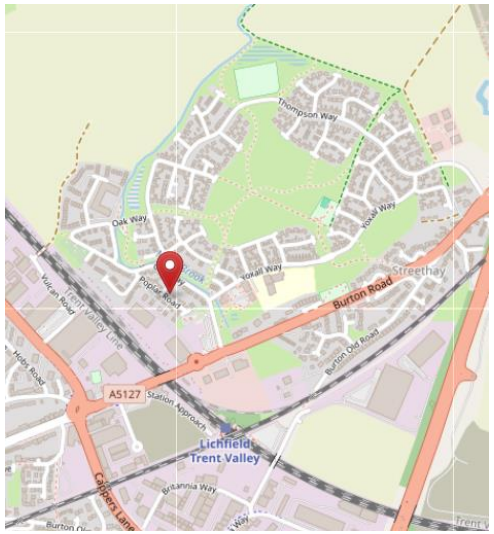
First Floor



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman