



## Poplar Road, Dorridge

Guide Price £329,000





## PROPERTY OVERVIEW

Located in the sought-after central area of Dorridge, this charming 2-bedroom mid-terraced property exudes character and charm in a prime location. Perfect for first-time buyers or investors, this period home offers a rare opportunity to own a piece of Dorridge's history with modern comforts. Upon arrival, residents are welcomed by the convenience of off-road parking, a highly desirable feature in the centre of Dorridge. The property's proximity to Dorridge train station, within easy walking distance, appealing to those who value connectivity. As you step inside, you are greeted by a delightful lounge, leading to a breakfast kitchen. The kitchen offers ample storage and workspace for culinary enthusiasts, while also serving as a social hub for entertaining guests or enjoying casual meals. The property's courtyard garden offers a private outdoor retreat. The courtyard's design ensures low maintenance, making it an ideal spot for those seeking a serene escape without the commitment of extensive upkeep. The two well-proportioned bedrooms boast a cosy feel, providing occupants with a tranquil space to unwind and rejuvenate. Each room offers versatility for various lifestyle needs, whether it be a home office, guest room, or personal sanctuary.



Convenience is key with this property, as it is within close proximity to a plethora of local amenities, including shops, restaurants, and recreational facilities. Residents will enjoy the ease of accessing essential services and leisure opportunities right at their doorstep, creating a seamless living experience. In summary, this property in the heart of Dorridge is a rare gem that seamlessly blends historic charm with modern convenience. Boasting a central location, off-road parking, character features, and proximity to local amenities, this home presents an exceptional opportunity for those seeking a stylish and functional living space in a vibrant community. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.

- Central Dorridge Location
- Period Property With Character
- Off Road Parking
- Walking Distance To Dorridge Train Station
- Breakfast Kitchen
- Courtyard Garden
- Ideal For A First Time Buyer Or Investor
- Very Close To Local Amenities





## PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: C

Tenure: Freehold

## LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m)

## BREAKFAST KITCHEN

16' 1" x 8' 6" (4.90m x 2.59m)



## **FIRST FLOOR**

### **BEDROOM ONE**

16' 1" x 12' 0" (4.90m x 3.66m)

### **BEDROOM TWO**

9' 8" x 8' 6" (2.95m x 2.59m)

### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

61 sq.m (657 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

##### **OFF ROAD PARKING**

##### **COURTYARD GARDEN**

##### **OUTSIDE STORE**

##### **OUTSIDE WC**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, all carpets, curtains, blinds and light fittings and electric rear roller shutter door.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

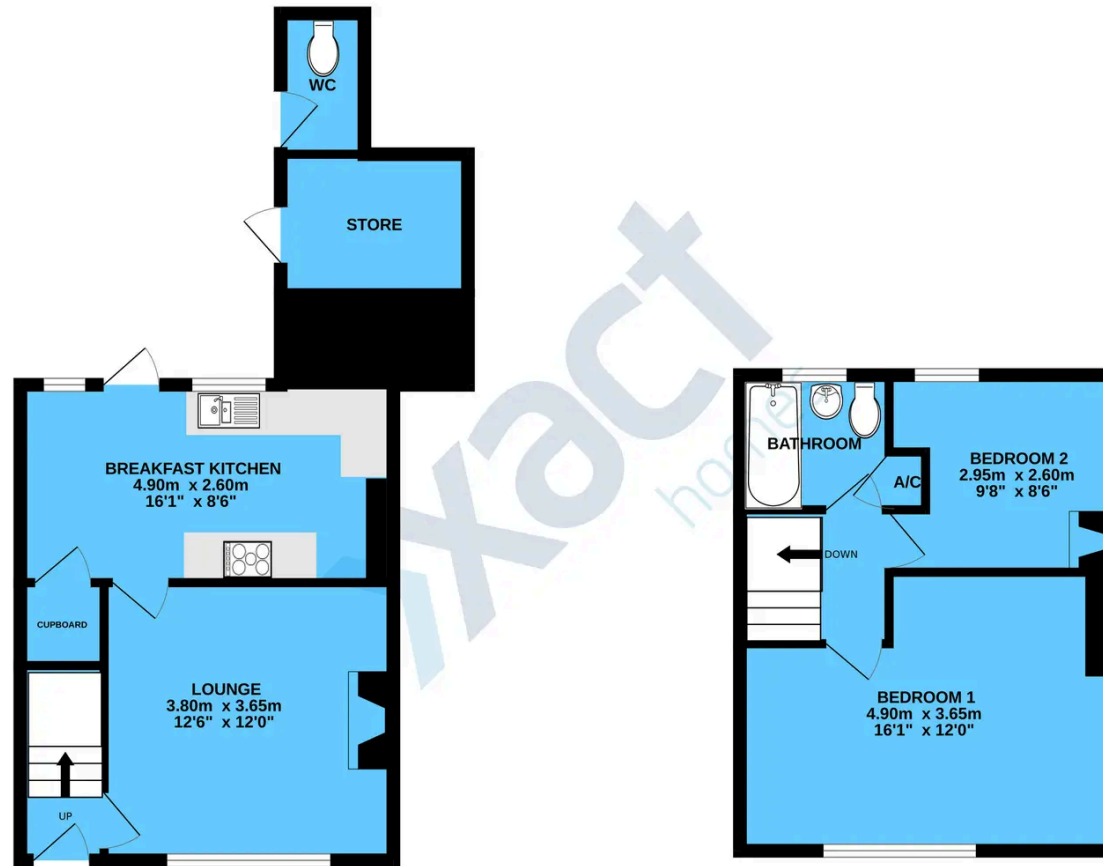


### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) 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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