



Poplar Road, Dorridge

Guide Price £395,000

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PROPERTY OVERVIEW

Situated in the heart of Dorridge village, this charming three-bedroom mid-terrace character property offers an exceptional blend of period features and modern living.

Set behind a tarmac driveway that provides ample parking, the property welcomes you in, creating an immediate sense of space and warmth.

The ground floor is thoughtfully arranged to include two generously sized reception rooms, ideal for both family living and entertaining guests. The modern, fully fitted kitchen boasts a comprehensive range of integrated appliances and sleek cabinetry, ensuring a practical and stylish cooking environment. Adjacent to the kitchen, a convenient WC and utility room adds to the functionality of the home, providing additional storage and laundry facilities.



Upstairs, the property benefits from three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family members, guests or home working. The bedrooms are serviced by a well-appointed shower room, finished to a high standard with contemporary fixtures and fittings.

The property is perfectly positioned within walking distance to Dorridge Station, offering excellent transport links for commuters, as well as easy access to all the amenities that Dorridge village has to offer, including boutique shops, cafes and essential services.



Families will appreciate the property's location within the popular Arden Academy catchment area, making it an ideal choice for those seeking top-quality education.

This attractive home seamlessly combines characterful details with modern comforts, making it a superb opportunity for buyers looking for a well-located, spacious and versatile property in one of Solihull's most sought-after villages. Early viewing is highly recommended to fully appreciate the quality and convenience on offer.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and highly sought-after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), boasting its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, the well-regarded Dorridge Cricket Club, Copt Heath Golf Club and the Old Silhillians Rugby Club, as well as numerous private gyms. Dorridge has an excellent junior and infant school and the bordering village of Knowle has a highly regarded junior and infant school and secondary school, the well-established Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, and 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



- Three Bedroom Mid-Terrace Character Property Located In The Heart Of Dorridge Village
- The Property Is Set Behind A Tarmac Driveway Providing Ample Parking
- The Ground Floor Accommodation Is Comprised Of Two Large Reception Rooms, A Modern Fully Fitted Kitchen & WC / Utility Room
- Upstairs, The Property Benefits From Three Well-Proportioned Bedrooms Which Are Serviced By A Well-Appointed Shower Room
- To The Rear Of The Property Is A Large Landscaped Garden
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Situated Within The Well-Established Arden Academy Catchment Area

**LIVING ROOM**

13' 9" x 11' 10" (4.18m x 3.60m)

DINING ROOM

12' 2" x 12' 0" (3.71m x 3.66m)

KITCHEN

8' 11" x 7' 5" (2.73m x 2.27m)

WC / UTILITY ROOM

7' 3" x 4' 10" (2.21m x 1.48m)

FIRST FLOOR**PRINCIPAL BEDROOM**

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

ENSUITE

6' 3" x 3' 10" (1.91m x 1.17m)

BEDROOM TWO

10' 8" x 9' 0" (3.25m x 2.74m)

BEDROOM THREE

9' 0" x 7' 5" (2.74m x 2.27m)

TOTAL SQUARE FOOTAGE

75.0 sq.m (802 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LANDSCAPED GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, dishwasher, all carpets, some curtains, some blinds, some light fittings and garden shed.

ADDITIONAL INFORMATION

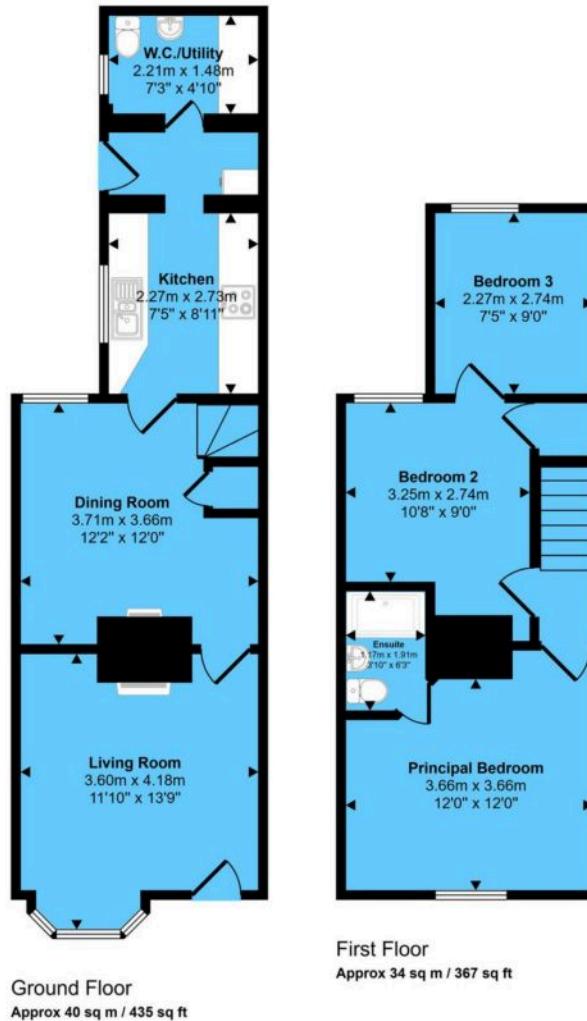
Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Central heating - gas. Council Tax band - C.

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.



Approx Gross Internal Area
75 sq m / 802 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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