



# Poplar Road, Dorridge

Guide Price £300,000





## PROPERTY OVERVIEW

This charming three bedroom terrace cottage is presented to the market with no upward chain and occupies a prime position in the heart of Dorridge village, within walking distance of Dorridge Station and the full range of local amenities. The property offers a well-balanced layout, beginning with a spacious lounge to the front that features a striking fireplace (ideal for creating a warm and inviting atmosphere). The fully fitted kitchen is situated to the rear and has been thoughtfully designed to provide ample storage and workspace, ensuring practicality for every-day living and entertaining alike. The ground floor is completed by a modern family bathroom, finished to a high standard with contemporary fittings and tasteful décor. Upstairs, the property benefits from three well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or dressing room, depending on your needs. The cottage is well presented throughout, blending classic character with modern comforts, and would make an ideal home for a range of buyers, from first time purchasers to families seeking a convenient village location. The property's central Dorridge setting means you are just a short stroll from the village's shops, cafés and restaurants, as well as excellent transport links via Dorridge Station (providing direct access to Birmingham and London).



This is a rare opportunity to acquire a delightful period cottage in one of Solihull's most sought after villages, combining traditional charm with all the conveniences of modern living. Early viewing is highly recommended to fully appreciate the space, character and superb location on offer.

#### 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: D

Tenure: Freehold





- Three Bedroom Terrace Cottage Located In The Heart Of Dorridge Village
- Large Lounge With Feature Fireplace To The Front, Fully Fitted Kitchen To The Rear & A Modern Family Bathroom
- Upstairs The Property Benefits From Three Well Proportioned Bedrooms
- To The Rear Of The Property Is A Large Garden Which Is Mainly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Dorridge Village, Walking Distance To Dorridge Station & All Of The Amenities Dorridge Has To Offer

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 11" x 12' 2" (3.94m x 3.71m)

#### **KITCHEN**

10' 1" x 8' 4" (3.08m x 2.53m)

#### **BATHROOM**

5' 7" x 8' 9" (1.69m x 2.66m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 6" x 8' 10" (3.82m x 2.69m)

#### **BEDROOM TWO**

7' 9" x 11' 9" (2.37m x 3.58m)

#### **BEDROOM THREE**

7' 11" x 8' 7" (2.42m x 2.62m)

#### **OUTSIDE THE PROPERTY**

#### **OUTBUILDING**

7' 9" x 11' 4" (2.36m x 3.46m)

#### **TOTAL SQUARE FOOTAGE**

72.0 sq.m (775 sq.ft) approx.



## **LARGE REAR GARDEN**

## **DRIVEWAY PARKING**

## **ITEMS INCLUDED IN THE SALE**

TBC

## **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.

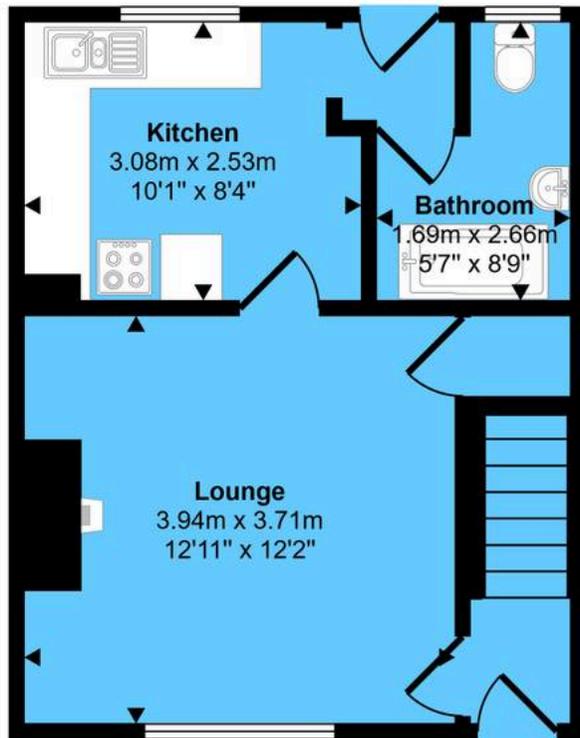
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

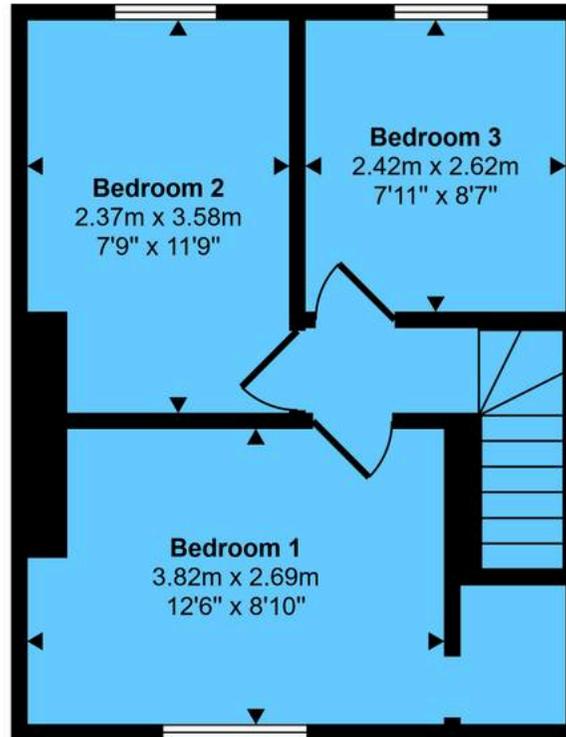
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



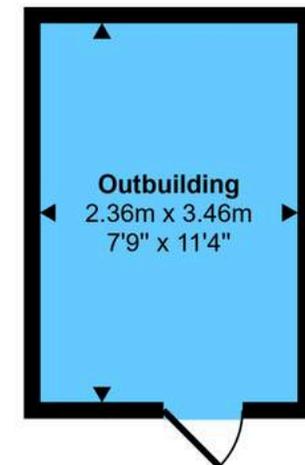
Approx Gross Internal Area  
72 sq m / 775 sq ft



Ground Floor  
Approx 32 sq m / 347 sq ft



First Floor  
Approx 32 sq m / 340 sq ft



Outbuilding  
Approx 8 sq m / 88 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**

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