



Poplar Road, Dorridge

Guide Price £425,000





PROPERTY OVERVIEW

This beautifully presented two-bedroom character cottage is situated in the heart of Dorridge village, offering a perfect blend of period charm and modern convenience.

Set behind an attractive block paved frontage, the ground floor accommodation features a well-proportioned lounge, positioned at the front of the home and featuring a striking fireplace with a cosy log burner, ideal for relaxing evenings.

To the rear, a spacious open-plan kitchen / diner forms the heart of the property, boasting bi-fold doors that create a seamless flow for entertaining and everyday living. The kitchen is thoughtfully designed with ample storage and workspace, making it both stylish and functional.

Upstairs, the property boasts two generously sized double bedrooms, each benefitting from fitted wardrobes that provide excellent storage solutions. The modern family bathroom is finished to a high standard and includes a luxurious free-standing bath as well as a separate walk-in shower, catering to the needs of a busy household.

The property also benefits from off street parking, offering added ease and practicality for the discerning owner.

The cottage is located within easy walking distance of Dorridge Station and the wide range of amenities that the village has to offer, including local shops, cafes, and essential services.





Families will appreciate the property's placement within the prestigious Arden Academy catchment area (renowned for its outstanding educational opportunities).

This charming home combines traditional features with contemporary touches, making it a rare opportunity for buyers seeking a comfortable and convenient lifestyle in a highly sought-after location.

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). It has its own train station with direct links to Birmingham and London, making it particularly attractive to young professionals seeking an easy commute into the city while enjoying a more relaxed village lifestyle. 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





- Two Bedroom Character Cottage Located In The Heart Of Dorridge Village
- The Property Is Set Behind A Block Paved Frontage
- The Ground Floor Accommodation Includes A Well-Proportioned Lounge To The Front With A Feature Fireplace And Log Burner & A Large Open-Plan Kitchen / Diner To The Rear With Bi-Fold Doors
- Upstairs, The Property Boasts Two Double Bedrooms, Both Affording Fitted Wardrobes & Both Being Serviced By A Modern Family Bathroom With A Free-Standing Bath & Separate Walk-In Shower
- To The Rear Of The Property Is A Large Garden Which Is Mainly Laid With Lawn & Features A Large Patio
- The Property Benefits From Off Street Parking
- Located In The Heart Of Dorridge Village, Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



LOUNGE

12' 9" x 11' 1" (3.88m x 3.39m)

KITCHEN / DINER

29' 4" x 12' 9" (8.93m x 3.88m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 9" x 11' 1" (3.88m x 3.39m)

BEDROOM TWO

10' 3" x 10' 2" (3.12m x 3.11m)

BATHROOM

14' 4" x 6' 2" (4.36m x 1.89m)

UTILITY AREA

TOTAL SQUARE FOOTAGE

90.3 sq.m (972 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, Quooker hot tap, all carpets, all blinds, fitted wardrobes in both bedrooms, garden shed, greenhouse and log store.

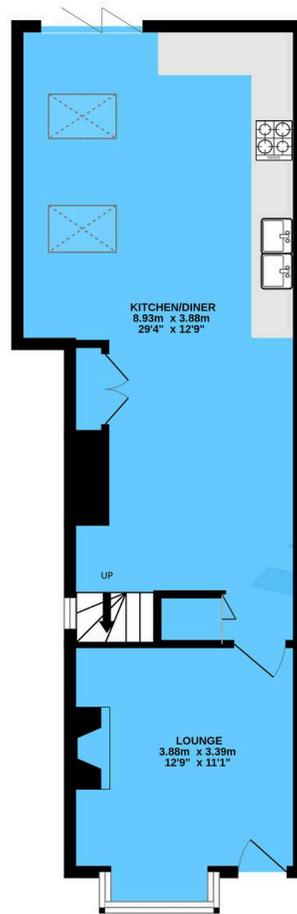
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises). Loft - boarded.

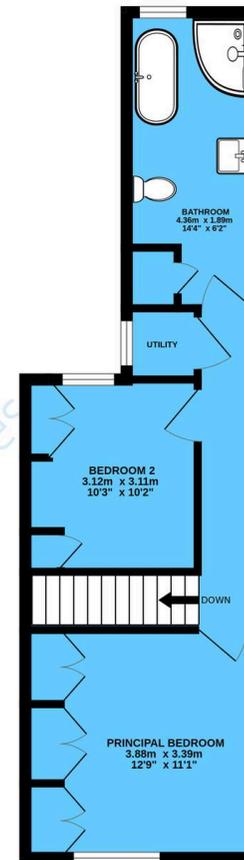
INFORMATION FOR POTENTIAL BUYERS

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: 90.3 sq.m. (972 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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