



Poplar Road, Dorridge

Guide Price £300,000





PROPERTY OVERVIEW

This extended three bedroom end terrace property is ideally located in the heart of Dorridge Village, offering a superb opportunity for families and professionals alike. The property offers lots of potential in a prime location and would benefit from refurbishment throughout. Upon entering the home, you are welcomed by a spacious lounge to the front, featuring an attractive fireplace that creates a warm and inviting atmosphere. The modern extended kitchen is appointed with contemporary fittings from Howdens and generous workspace, making it perfect for both every-day living and entertaining. Completing the ground floor is a family bathroom with cloakroom area. Upstairs, the first floor comprises three well proportioned bedrooms, each providing ample space for relaxation, study or storage (ideal for growing families or those needing a home office). The property is offered to the market with the benefit of no upward chain, ensuring a straightforward purchase process for prospective buyers. Situated within easy walking distance of Dorridge Station and the wide range of amenities that Dorridge Village has to offer, this home combines comfort, convenience and practicality in a sought after location.



The excellent local schools, shops, cafes and transport links further enhance the appeal, making this property an outstanding choice for those seeking a well presented and conveniently situated home in a vibrant village setting. Early viewing is highly recommended to fully appreciate the space, quality and lifestyle 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





- Extended Three Bedroom End Terrace Property Located In The Heart Of Dorridge Village
- Large Lounge To The Front With Feature Fireplace, A Modern Extended Kitchen To The Rear & A Family Bathroom
- To The First Floor Are Three Well Proportioned Bedrooms
- To The Rear Of The Property Is Large Garden 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 Village Has To Offer

ENTRANCE HALLWAY

LOUNGE

13' 0" x 12' 1" (3.95m x 3.69m)

KITCHEN

10' 5" x 13' 5" (3.17m x 4.09m)

BATHROOM

5' 3" x 8' 2" (1.59m x 2.48m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 8' 11" (3.90m x 2.71m)

BEDROOM TWO

7' 10" x 11' 11" (2.39m x 3.64m)

BEDROOM THREE

7' 8" x 8' 5" (2.33m x 2.57m)

OUTSIDE THE PROPERTY

OUTBUILDING ONE

5' 0" x 7' 9" (1.53m x 2.36m)

OUTBUILDING TWO

5' 0" x 3' 6" (1.52m x 1.07m)

**TOTAL SQUARE FOOTAGE**

74.0 sq.m (792 sq.ft) approx.

LARGE REAR GARDEN**DRIVEWAY PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven and integrated hob.

ADDITIONAL INFORMATION

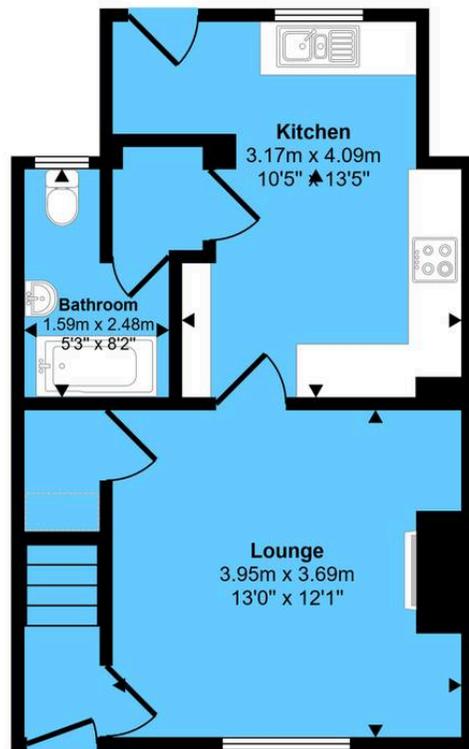
Services - water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

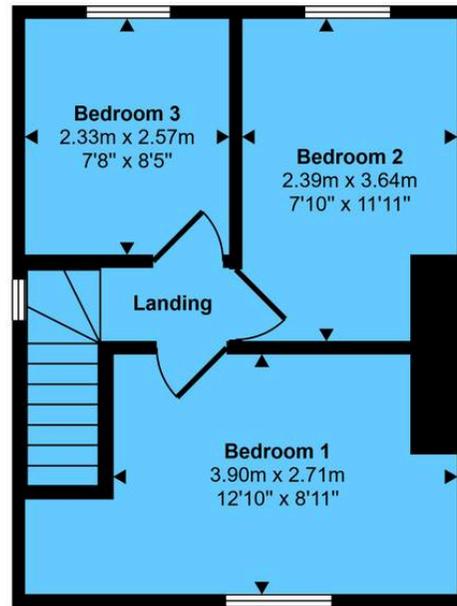
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



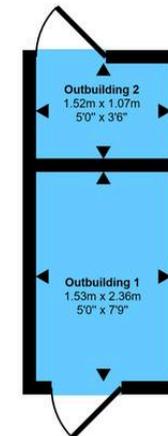
Approx Gross Internal Area
74 sq m / 792 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 31 sq m / 335 sq ft



Outbuildings
Approx 5 sq m / 59 sq ft

 Denotes head height below 1.5m

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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