Poplar Road, Dorridge

Guide Price **£525,000**

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PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached house offers an exceptional opportunity to reside within walking distance of vibrant Dorridge Village and its wealth of amenities, as well as Dorridge Station, making it ideal for commuters and families alike.

The property is set behind a smart block paved driveway, which is complemented by a single garage, providing ample parking and storage options.

Upon entering through the welcoming hallway, you are greeted by a spacious lounge / diner, perfect for both relaxing and entertaining, which seamlessly flows into a large conservatory (ideal for enjoying natural light throughout the seasons). The fully fitted kitchen is thoughtfully designed, catering to all culinary needs.

Upstairs, the property boasts three well-proportioned bedrooms, each benefitting from fitted wardrobes that offer generous storage solutions and enhance the sense of space. All bedrooms are serviced by a well-appointed shower room, finished to a high standard with contemporary fixtures and fittings.

The property is located within the prestigious Arden Academy catchment area, making it a highly desirable choice for families seeking access to outstanding local schooling.

With its prime location, versatile living accommodation, and high quality finishes, this home represents a rare opportunity to secure a property in one of the area's most sought-after settings. Early viewing is highly recommended to appreciate all that this wonderful home has to 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 Semi-Detached House Located Walking Distance To Dorridge Village
- The Property Is Set Behind A Block Paved Driveway Which Is Supported By A Single Garage
- The Ground Floor Accommodation Is Accessed Via The Entrance Hallway & Is Comprised Of A Lounge / Diner, Large Conservatory & Fully Fitted Kitchen
- Upstairs, The Property Boasts Three Well-Proportioned Bedrooms, All Which Afford Fitted Wardrobes & Are Serviced By A Well-Appointed Shower Room
- To The Rear Of The Property Is A Well-Established Garden With A Full Width Patio
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Situated In The Prestigious Arden Academy Catchment Area

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE AREA
24' 2" x 15' 0" (7.36m x 4.58m)

DINING AREA
7' 8" x 7' 5" (2.33m x 2.27m)

KITCHEN
17' 2" x 5' 3" (5.22m x 1.61m)

CONSERVATORY
15' 10" x 10' 9" (4.82m x 3.28m)

SIDE PASSAGE

INTEGRAL GARAGE
20' 11" x 8' 10" (6.37m x 2.68m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 9" x 10' 2" (3.58m x 3.10m)

BEDROOM TWO
10' 10" x 10' 2" (3.29m x 3.09m)

BEDROOM THREE
6' 9" x 5' 11" (2.07m x 1.80m)

SHOWER ROOM
7' 10" x 5' 6" (2.38m x 1.68m)

TOTAL SQUARE FOOTAGE
136.0 sq.m (1464 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Neff integrated oven, integrated hob, extractor, Beko fridge/freezer, Hotpoint dishwasher, Samsung washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all three bedrooms and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.

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
136 sq m / 1464 sq ft

Ground Floor
Approx 96 sq m / 1036 sq ft

First Floor
Approx 40 sq m / 428 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

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