



Poplar Road, Dorridge

Guide Price £395,000





PROPERTY OVERVIEW

Nestled in the heart of Dorridge village, this charming two-bedroom character cottage presents an exceptional opportunity for those seeking a blend of period charm and modern convenience. Set behind a paved driveway, the property welcomes you into a thoughtfully arranged interior that is both inviting and practical. The ground floor features two well-proportioned reception rooms, ideal for both relaxing and entertaining, while a fully fitted galley kitchen provides ample workspace and storage for culinary enthusiasts. A convenient WC completes the downstairs accommodation. Upstairs, the cottage boasts two generous double bedrooms, each benefiting from fitted wardrobes that offer excellent storage solutions. Both bedrooms are serviced by a spacious family bathroom, which includes a separate bath and shower, catering to the needs of a busy household. The property is offered to the market with the advantage of no upward chain, ensuring a straightforward and prompt purchasing process. Situated within walking distance of Dorridge Station and the wide range of amenities that Dorridge has to offer (including shops, cafes, and essential services), this delightful home combines village living with excellent transport links.





With its character features, well-designed layout, and prime location, this cottage is perfectly suited for professionals, couples, or small families looking to enjoy the vibrant community and convenience of Dorridge village. Early viewing is highly recommended to fully appreciate the quality and potential of this unique home.

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: C

Tenure: Freehold





- Two Bedroom Character Cottage Located In The Heart Of Dorridge Village
- Set Behind A Paved Driveway
- Downstairs Two Well Proportioned Reception Rooms, A Fully Fitted Galley Kitchen & WC
- Upstairs Two Double Bedrooms Both Of Which Afford Fitted Wardrobes & A Large Family Bathroom With Separate Bath & Shower
- Full Central Heating Via A Combi Boiler
- To The Rear Of The Property Is A Large Garden Mainly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Has To Offer

RECEPTION ROOM ONE

11' 11" x 11' 8" (3.62m x 3.56m)

RECEPTION ROOM TWO

11' 8" x 11' 6" (3.56m x 3.51m)

KITCHEN

7' 1" x 8' 10" (2.17m x 2.68m)

WC

7' 4" x 4' 9" (2.23m x 1.46m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 10' 6" (3.62m x 3.21m)

BEDROOM TWO

8' 11" x 10' 7" (2.71m x 3.23m)

BATHROOM

7' 5" x 8' 10" (2.25m x 2.69m)

TOTAL SQUARE FOOTAGE

72.0 sq.m (771 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, garden shed and all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

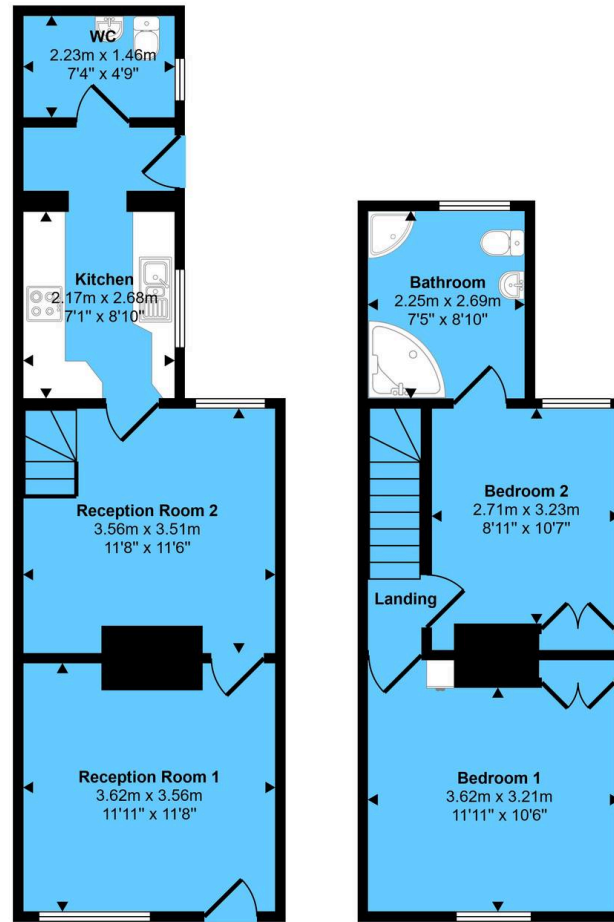
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

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.



Approx Gross Internal Area
72 sq m / 771 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 33 sq m / 354 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

