



# Poplar Road, Dorridge

Guide Price £395,000



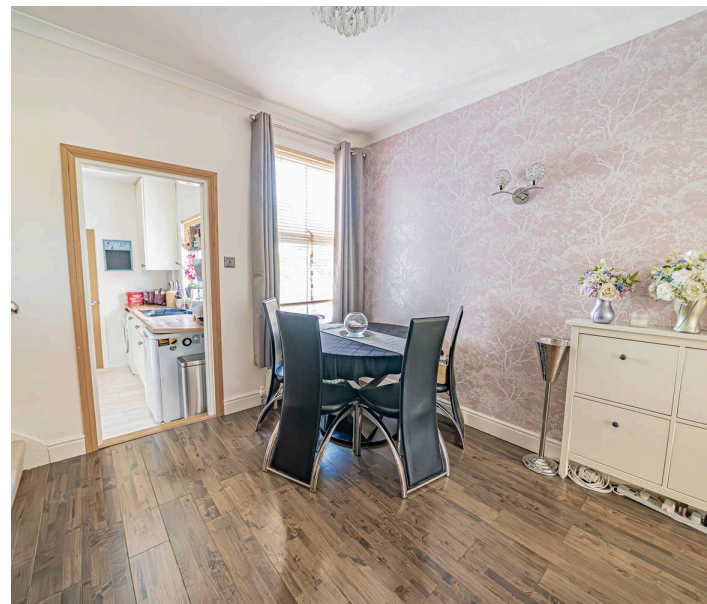


## PROPERTY OVERVIEW

This beautifully presented two bedroom end terrace cottage offers an exceptional opportunity to acquire a period home within walking distance of Dorridge village and station, as well as all local schools. The property features driveway parking and a thoughtfully arranged ground floor layout, including a welcoming living room, a spacious dining room, and a well-appointed kitchen. There is also a practical utility area and a modern shower room on the ground floor, making the home ideal for contemporary living. Upstairs, the first floor provides two bedrooms and a further stylish bathroom with separate shower. The main bedroom is particularly impressive, benefiting from extensive fitted wardrobes by Sharps, offering ample storage and a touch of luxury. Every aspect of this property has been carefully maintained and tastefully updated, blending period charm with modern convenience. The property is decorated in neutral tones throughout, creating a light and airy atmosphere that enhances its sense of space. The kitchen is equipped with quality appliances and plenty of cupboard space, while the dining room offers a perfect setting for entertaining family and friends. The living room is both cosy and inviting, making it an ideal space to relax after a busy day.



The inclusion of a utility area and two modern bathrooms adds to the practicality of the home, ensuring it meets the needs of a variety of buyers. The property is conveniently located for commuters, with Dorridge station just a short walk away, providing excellent transport links to Birmingham and beyond. The proximity to local schools makes this an excellent choice for families, while the village amenities, including shops, cafes, and restaurants, are all within easy reach. The property also benefits from side gated access, enhancing privacy and security. Internal viewing is highly recommended to fully appreciate the quality and character of this delightful period cottage. Whether you are a first-time buyer, downsizer, or looking for a charming home in a sought-after location, this property offers a rare combination of style, comfort, and convenience. Early viewing is advised to avoid disappointment, as cottages of this calibre in such a desirable location are rarely available. Contact us today to arrange your appointment and discover all that this beautiful home has to offer.



- Beautifully Presented Two Bedroom End Terrace Cottage
- Walking Distance To Dorridge Village And Station
- Driveway Parking
- Ground Floor Accommodation Includes Living Room, Dining Room And Kitchen Plus Utility And Shower Room
- Two Bedrooms And Bathroom With Separate Shower To First Floor, Main Bedroom With Extensive Fitted Wardrobes By Sharps
- Large Landscaped Rear Garden Which Benefits from Seating Area, Side Gated Access and Is Mainly Laid With Lawn
- Walking Distance To All Local Schools
- Internal Viewing Is A Must To Fully Appreciate This Period Cottage



#### 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



**LIVING ROOM**

11' 6" x 11' 9" (3.51m x 3.59m)

**DINING ROOM**

12' 0" x 11' 9" (3.65m x 3.58m)

**KITCHEN**

7' 5" x 8' 10" (2.26m x 2.69m)

**UTILITY**

**SHOWER ROOM**

7' 3" x 4' 9" (2.20m x 1.46m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 9" x 11' 9" (3.57m x 3.57m)

**BEDROOM TWO**

8' 10" x 10' 4" (2.69m x 3.15m)

**BATHROOM**

7' 1" x 8' 8" (2.16m x 2.64m)

**TOTAL SQUARE FOOTAGE**

70.0 sq.m (756 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE LANDSCAPED GARDEN WITH SEATING AREA**



#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, integrated hob, extractor, Beko dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **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.

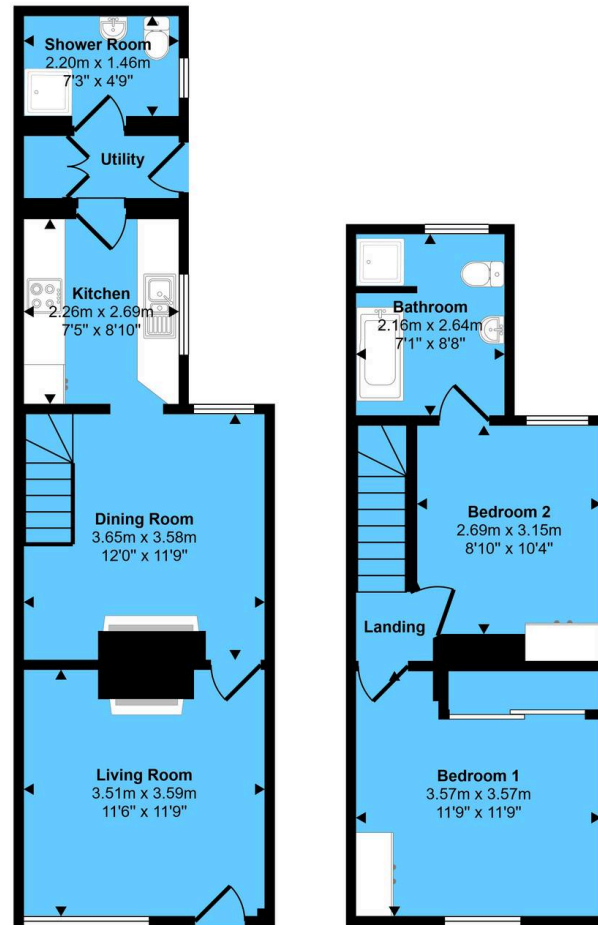
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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  
70 sq m / 756 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft

First Floor  
Approx 32 sq m / 342 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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