



# Poplar Road, Dorridge

Guide Price £125,000







## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful first floor maisonette located on a highly sought after road in Dorridge within easy walking distance to all local amenities and public transport links. The property is available to over 55s only and is accessed via a welcoming entrance porch with stairs leading to the first floor. The property consists of an open plan living / dining room with a Juliet balcony over looking the carpark at the rear; a fitted kitchen; large double bedroom with fitted wardrobes and a family bathroom with walk-in shower. Outside the property enjoys well maintained communal gardens with ample seating areas and off road parking. To view this excellent property call Xact Homes today on 01564 777284.





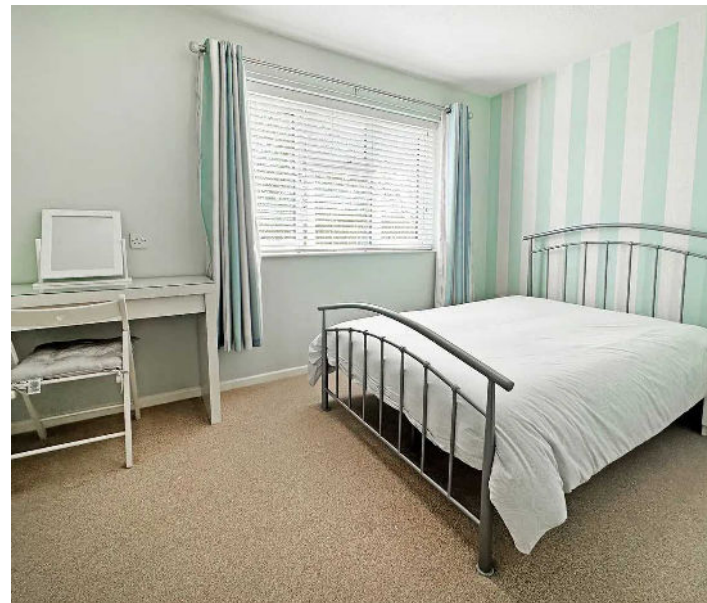
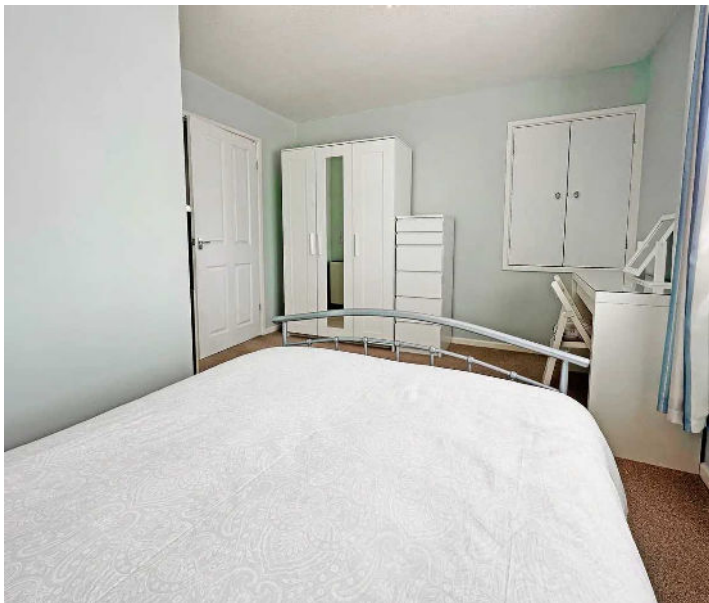


## PROPERTY LOCATION

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: B

Tenure: Leasehold







- One Bedroom First Floor Maisonette
- NO UPWARD CHAIN
- Set On A Highly Sought After Road
- Open Plan Living / Dining Room
- Double Bedroom
- Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Over 55s Only

#### **COMMUNAL PORCH**

#### **LIVING/DINING ROOM**

16' 9" x 10' 2" (5.1m x 3.1m)

#### **KITCHEN**

8' 10" x 6' 3" (2.7m x 1.9m)

#### **BEDROOM**

13' 3" x 10' 6" (4.05m x 3.2m)

#### **BATHROOM WITH WALK IN SHOWER**

6' 11" x 6' 3" (2.1m x 1.9m)

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **OFF ROAD PARKING**

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

Integrated oven, integrated hob, all carpets, all curtains and all light fittings.

#### **ADDITIONAL INFORMATION**

Services: electricity and mains sewers. Broadband: Plusnet

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

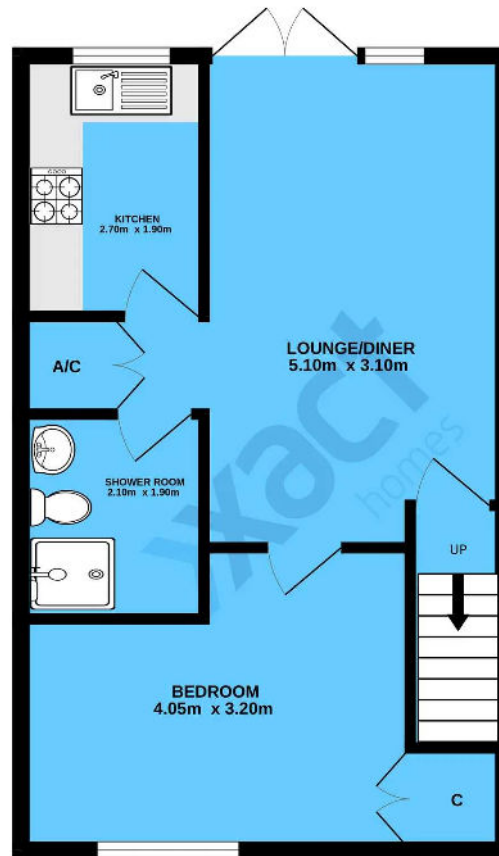








GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used in-suit 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.  
Made with MyPlanSpace

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
SALES & LETTINGS

