



## Poplar Road, Dorridge

Guide Price £285,000



### Property Overview

Introducing this exceptional two bedroom bungalow exclusively available to residents over 55's. Set in a prime location and within walking distance to all local amenities, including shops, restaurants, and the nearby station which provides excellent transport links.

With the added advantage of no upward chain, this inviting bungalow presents a spacious living and dining room, perfect for entertaining guests or enjoying quiet evenings at home. A fitted kitchen with ample work surfaces and storage space, ensuring an organised and efficient cooking experience. This residence comprises two well-proportioned bedrooms, with the principal bedroom offering generous dimensions. The second bedroom offers versatility, presenting an excellent opportunity to create a home office or hobby space.

Completing the property is a family bathroom, providing essential convenience for every-day living. Additionally, residents benefit from the use of community facilities, including a lounge area and laundry room. In light of the impressive features and ideal location, early viewing of this bungalow is highly recommended to truly appreciate its full potential. Don't miss out on the opportunity to secure this desirable property for your future.





### 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: Leasehold



- Two Bedroom Bungalow
- NO UPWARD CHAIN
- Available For Over 55's
- Easy Access To Dorridge Station & Amenities
- Fitted Kitchen With Ample Storage
- Living / Dining Room
- Versatile Second Bedroom
- Bathroom
- Communal Facilities Including Laundry



**ENTRANCE HALL**

**LIVING/DINING ROOM**

16' 7" x 10' 2" (5.05m x 3.10m)

**KITCHEN**

9' 2" x 9' 1" (2.79m x 2.77m)

**PRINCIPAL BEDROOM**

12' 6" x 9' 8" (3.81m x 2.95m)

**BEDROOM TWO**

9' 8" x 8' 11" (2.95m x 2.72m)

**BATHROOM**

6' 9" x 5' 8" (2.06m x 1.73m)

**TOTAL SQUARE FOOTAGE**

52.9 sq.m (569 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARDEN**

### **COMMUNAL LOUNGE**

### **COMMUNAL LAUNDRY ROOM**

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

Free standing cooker, all carpets, blinds and light fittings and some curtains.

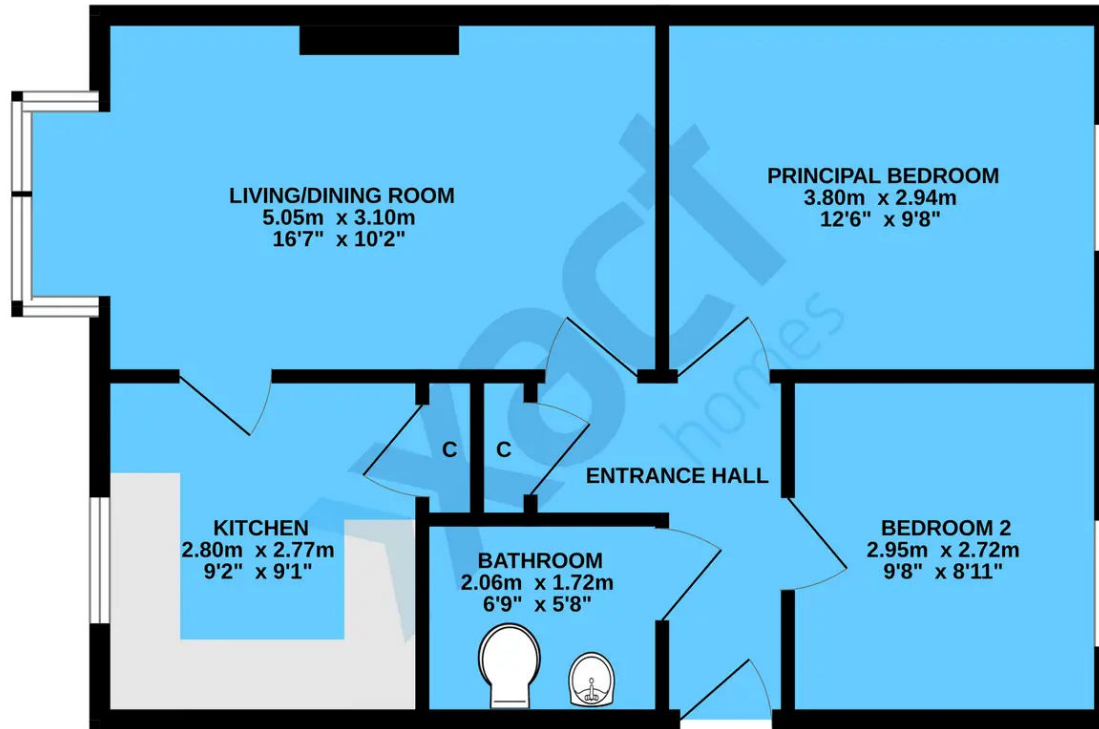
### **ADDITIONAL INFORMATION**

Services - water meter, mains electricity and sewers.  
Loft space - with lighting. Service charge - £1,700 pa

### **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



TOTAL FLOOR AREA : 52.9 sq.m. (569 sq.ft.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such 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.

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