



## Poplar Road, Dorridge

Guide Price £375,000



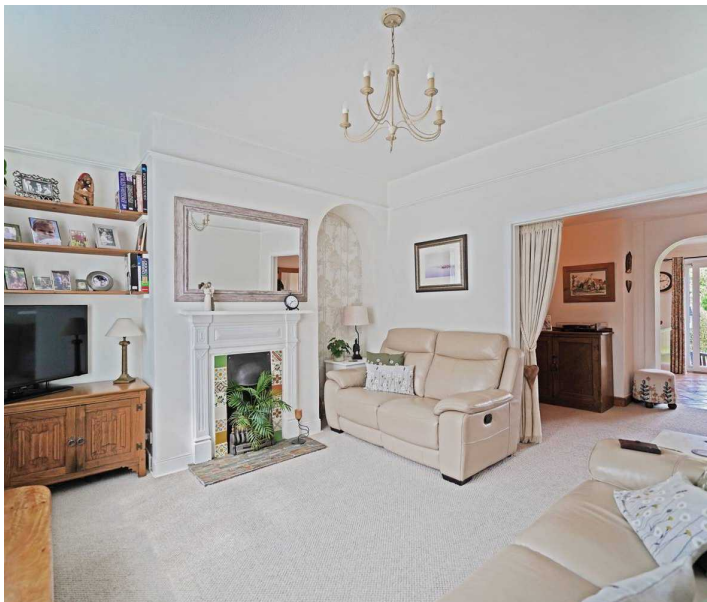




## PROPERTY OVERVIEW

Nestled in the heart of the charming Dorridge Village, this exquisite 2-bedroom terraced cottage boasts a unique blend of character and modern living. Upon entering, you are greeted by the inviting open plan layout which seamlessly connects the various living spaces. The kitchen/diner is a focal point of the home, offering ample space for culinary adventures and entertaining guests. At the front of the property is a bright lounge with a feature period fireplace. Upstairs the property benefits from two double bedrooms both serviced by a large, modern family bathroom, providing a sanctuary for relaxation and rejuvenation. The sleek design and contemporary fixtures elevate this space to a new level of luxury. In addition the loft has been fitted out as a versatile space.

Convenience is key with off-road parking available, ensuring a stress-free arrival and departure from your residence. The ease of access is complemented by the property's proximity to Dorridge Station, making commuting a breeze for residents who rely on public transportation.







A standout feature of this property is the large, well-established garden that surrounds the home. Offering a tranquil retreat from the outside world, this outdoor oasis provides the perfect setting for al fresco dining, gardening, or simply unwinding after a long day. The location of this property is unbeatable, with Dorridge Village's amenities just a stone's throw away. In conclusion, this 2-bedroom terraced house in the heart of Dorridge Village offers a perfect balance of character, modern living, and convenience.

#### 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







- 2 Bedroom Character Cottage
- In The Heart Of Dorridge Village
- Open Plan Layout
- Kitchen/Diner
- Large Modern Family Bathroom
- Downstairs WC
- Off Road Parking
- Large Well Established Garden
- Walking Distance To Dorridge Station

#### **LOUNGE**

12' 6" x 12' 0" (3.81m x 3.66m)

With open fireplace.

#### **DINING ROOM**

15' 9" x 6' 8" (4.80m x 2.03m)

#### **WC**

With additional storage behind.

#### **KITCHEN/DINER**

14' 3" x 10' 4" (4.34m x 3.15m)

#### **REAR LOBBY**

8' 3" x 4' 11" (2.51m x 1.50m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 6" x 8' 11" (3.81m x 2.72m)

With additional storage cupboard.

#### **BEDROOM TWO**

11' 11" x 7' 9" (3.63m x 2.36m)

#### **BATHROOM**

8' 3" x 7' 7" (2.51m x 2.31m)

#### **TOTAL SQUARE FOOTAGE**

65 sq.m (700 sq.ft) approx.





#### **OUTSIDE THE PROPERTY**

The next door neighbour (no. 14) has right of way access across patio.

#### **OFF ROAD PARKING**

#### **WELL ESTABLISHED GARDEN**

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

Bosch integrated oven, Neff integrated hob, extractor, Smeg fridge, CDA dishwasher, all carpets, curtains (except patio door curtains) blinds and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - TalkTalk - fibre optic. Loft space - boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

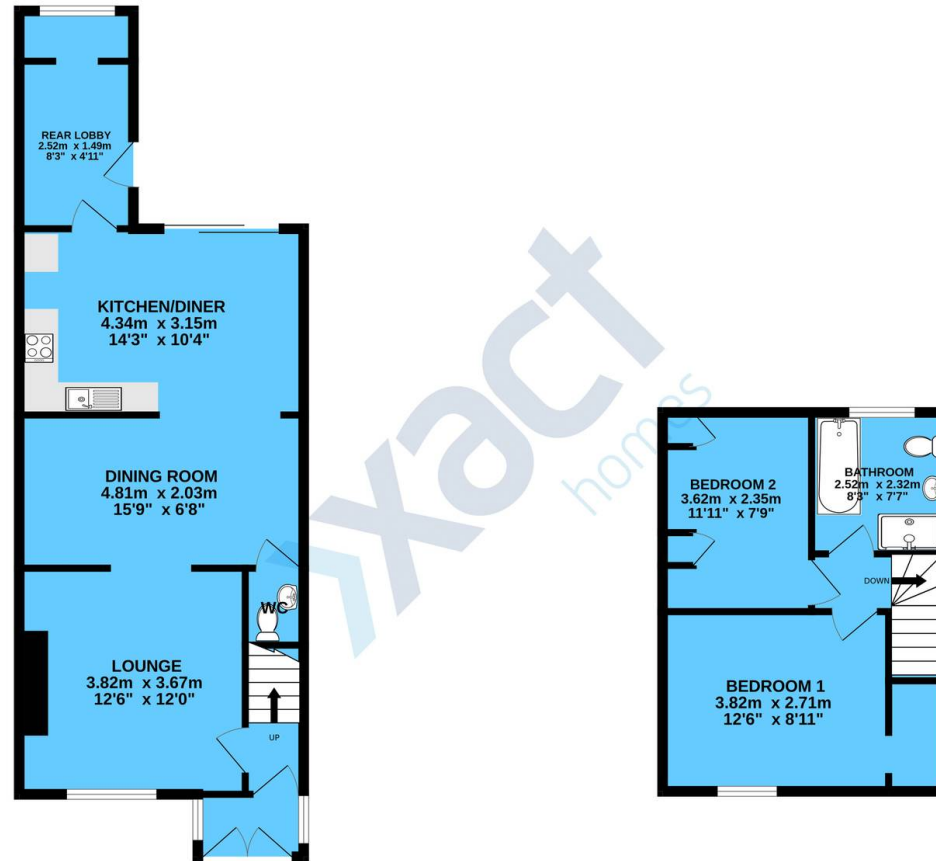
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 65.0 sq.m. (700 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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