



Poplar Road, Dorridge

Guide Price £145,000

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SALES & LETTINGS



## PROPERTY OVERVIEW

Located within walking distance to Dorridge village and station and all local amenities, this completely refurbished one bedroom first floor apartment for the over 55's with warden on site resides in a highly sought after development. The property has been fully re-furbished by the present owner and benefits from new carpets throughout, provides potential buyers with:- entrance hallway, one double bedroom, living room, kitchen, re-fitted shower room and communal lawned gardens. A garage is available to rent for a nominal annual fee.

## PROPERTY LOCATION

Situated in a sought after road of Dorridge, the property is conveniently located for all local amenities including the newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M42 / M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser.



Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

Tenure: Leasehold

- One Bedroom Apartment
- Retirement (Over 55)
- Fully Refurbished
- Lounge with Juliette Balcony
- Re-Fitted Shower Room
- Fitted Kitchen
- Double Bedroom
- Garage Available for Peppercorn Rent
- First Floor





#### ENTRANCE HALLWAY

#### LIVING ROOM

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

#### KITCHEN

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

#### BEDROOM

13' 5" x 10' 8" (4.1m x 3.25m)

#### SHOWER ROOM

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

#### OUTSIDE THE PROPERTY

#### GARAGE

can be rented yearly for a nominal fee

#### COMMUNAL GARDEN

#### ITEMS INCLUDED IN THE SALE

Sold fully furnished incl. bed, suite, tables, tv, free standing cooker, microwave, fridge freezer, washing machine, all carpets, all curtains, fitted wardrobes and all light fittings. (everything excluding personal items)

#### Additional Information

Services - Electricity and mains sewers Loft Space -

Part Boarded Service Charge - £2200 pa (approx)

Ground Rent - £180 pa

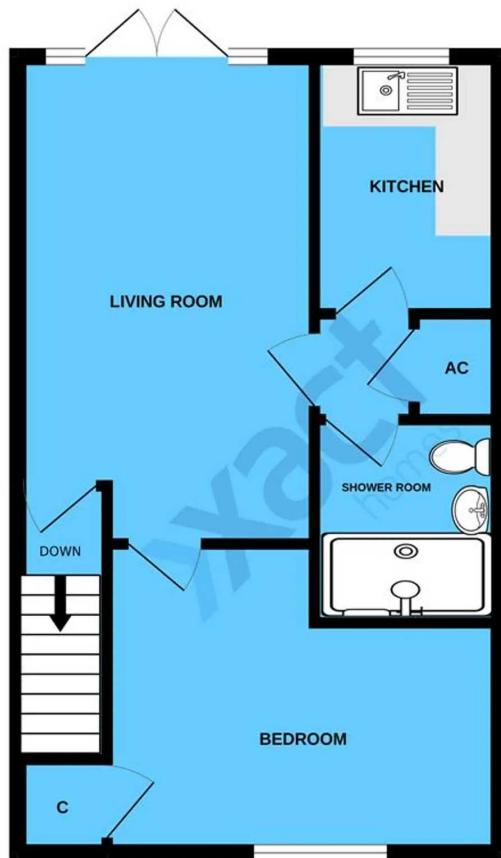
#### MONEY LAUNDERING REGULATIONS

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and other items are approximate and no responsibility will be accepted for any 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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**Xact Homes**

1632-1642 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)

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