



Poplar Road, Dorridge

£595,000





PROPERTY OVERVIEW

Located within walking distance to Dorridge village centre, train station and Primary School this very well presented extended four bedroom semi detached property is available to purchase with no onward chain and offers the potential to extend to the rear subject to the necessary planning consents. The property is set behind the wide driveway providing off road parking for several vehicles, the ground floor accommodation provides a dual aspect living room with feature inglenook fireplace, extended breakfast kitchen, utility room and a study / playroom. Upstairs there are four bedrooms (principal en-suite) with fitted wardrobes in all double bedrooms and a family bathroom. Outside the property provides a large Easterly facing rear garden which is mainly laid with lawn and is surrounded by mature shrubs and trees with a paved patio are towards the end of the garden. Viewing is by appointment only with Xact Homes on 01564 7727184 .





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

- Four Bedroom Semi Detached
- Well Presented Throughout
- No Upward Chain
- Potential To Extend (STPP)
- Lounge & Study / Playroom
- Breakfast Kitchen
- En-Suite Principal Bedroom
- Large Rear Garden



**ENTRANCE HALLWAY**

7' 11" x 16' 4" (2.42m x 4.99m)

GUEST WC

3' 1" x 6' 0" (0.95m x 1.84m)

LOUNGE

15' 1" x 23' 2" (4.6m x 7.05m)

KITCHEN/BREAKFAST**KITCHEN**

8' 10" x 7' 7" (2.7m x 2.3m)

BREAKFAST

7' 5" x 9' 8" (2.25m x 2.95m)

PLAY/STUDY ROOM

7' 5" x 12' 8" (2.25m x 3.85m)

UTILITY ROOM

7' 5" x 5' 1" (2.25m x 1.55m)

FIRST FLOOR**PRINCIPAL BEDROOM**

7' 5" x 15' 5" (2.25m x 4.7m)

ENSUITE

7' 5" x 5' 1" (2.25m x 1.55m)

BEDROOM TWO

10' 4" x 11' 10" (3.15m x 3.6m)

BEDROOM THREE

10' 4" x 11' 1" (3.15m x 3.39m)

BEDROOM FOUR

8' 2" x 7' 10" (2.5m x 2.4m)

BATHROOM

7' 9" x 7' 9" (2.35m x 2.35m)



OUTSIDE THE PROPERTY

EASTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, upright freezer, washing machine, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and garden shed

ADDITIONAL INFORMATION

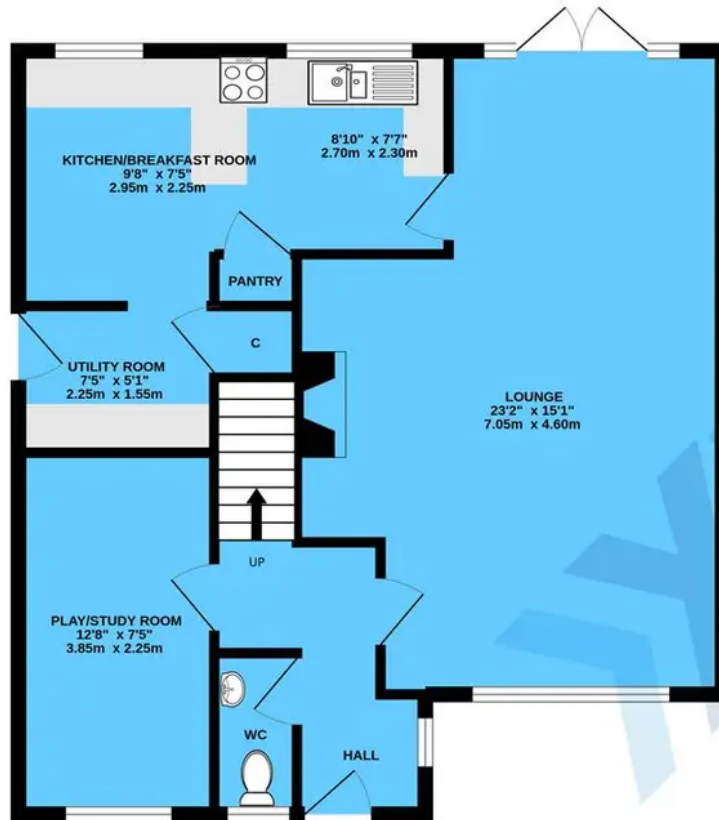
Services – Water meter, main gas, electricity and mains sewers. Broadband – Virgin Fibre-Optic. Loft Space – Boarded with ladder.

MONEY LAUNDERING REGULATIONS

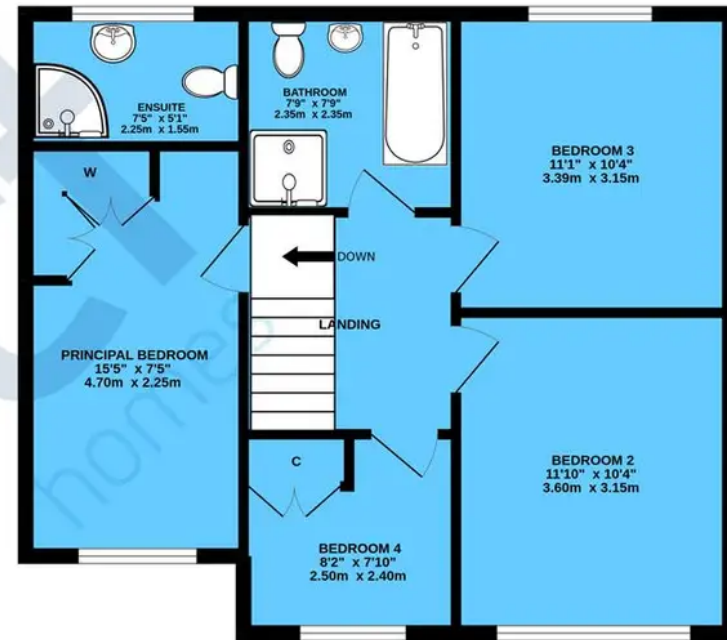
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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