



## Poplar Road, Dorridge

Guide Price £295,000



## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this two bedroom bungalow for over 55's only. The property is set in a superb location within walking distance to all local amenities and public transport links including Dorridge Station. The property is accessed via an entrance hallway leading through to a spacious living room with an electric fire place and ample seating space. The remainder of the property consists of:- a fitted kitchen with an abundance of storage and integrated hob and cooker; two bedrooms, one of which is a principal bedroom with wardrobes with the second bedroom offering versatility to be used as a dining room or home office; and a family bathroom with walk-in shower and handrails. Outside the property enjoys delightful communal gardens; a lawn foregarden and parking space which operates on a 'first come, first serve' basis. To view this excellent property call Xact Homes today on 01564 777 284.



#### 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 Semi-Detached Bungalow
- Living Room
- Walking Distance To Dorridge Station
- NO UPWARD CHAIN
- Fitted Kitchen
- Two Bedrooms
- Off Road Parking
- Family Bathroom
- Communal Gardens

#### **HALLWAY**

#### **LIVING ROOM**

18' 5" x 10' 1" (5.62m x 3.07m)

#### **KITCHEN**

11' 0" x 9' 2" (3.36m x 2.8m)

#### **PRINCIPAL BEDROOM**

10' 11" x 10' 2" (3.34m x 3.09m)

#### **BEDROOM TWO**

9' 3" x 7' 6" (2.81m x 2.29m)

#### **BATHROOM**

6' 9" x 5' 4" (2.06m x 1.63m)

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **PARKING SPACE**

Operates on a 'first come, first serve' basis





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

Free standing cooker, integrated oven and hob, fridge, washing machine, all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

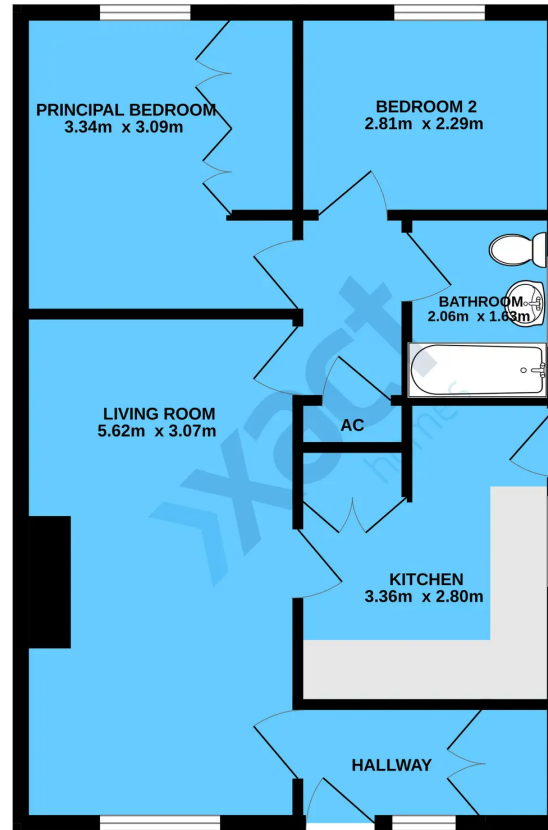
Services - electricity and mains sewers.

#### **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 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**

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