



# Claremont House, Poplar Road

Guide Price £265,000



## PROPERTY OVERVIEW

Located within easy walking distance to Dorridge village centre, railway station and all local schools is this internally remodelled, modernised and stunning two double bedroom apartment. Set behind a private gated entrance with allocated parking, the present owners have significantly improved this apartment by creating an open plan kitchen / living room which includes a large breakfast bar, fitted base, wall and drawer units with a range of integrated appliances including over, hob and extractor, fridge freezer, dishwasher and washing machine. The apartments also affords two double bedrooms with the principal bedroom affording a large ensuite and the remaining bedroom serviced via a family bathroom. The development at Claremont House also affords an integrated lift and stair access to this beautiful second floor apartment which benefits from being offered to the market with NO UPWARD CHAIN. To book your private viewing please contact Xact Homes on 01564 777284.





## 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: E

Tenure: Leasehold



- NO UPWARD CHAIN
- Internally Remodelled & Stunning Two Double Bedroom Apartment
- Set Behind Gated Development With Allocated Parking
- Large Open Plan Kitchen & Living Room
- Two Bedrooms & Two Bathrooms
- Walking Distance To Dorridge Station & Village
- Absolutely Immaculate Throughout

#### **HALLWAY**

#### **KITCHEN**

12' 6" x 7' 7" (3.8m x 2.3m)

#### **LIVING ROOM**

18' 1" x 10' 6" (5.5m x 3.2m)

#### **PRINCIPAL BEDROOM**

14' 11" x 14' 9" (4.55m x 4.5m)

#### **EN-SUITE**

#### **BEDROOM TWO**

14' 9" x 8' 10" (4.5m x 2.7m)

#### **BATHROOM**

7' 7" x 6' 7" (2.3m x 2m)

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets (all laminate), all blinds, fitted wardrobes in two bedrooms and all light fittings.

**ADDITIONAL INFORMATION**

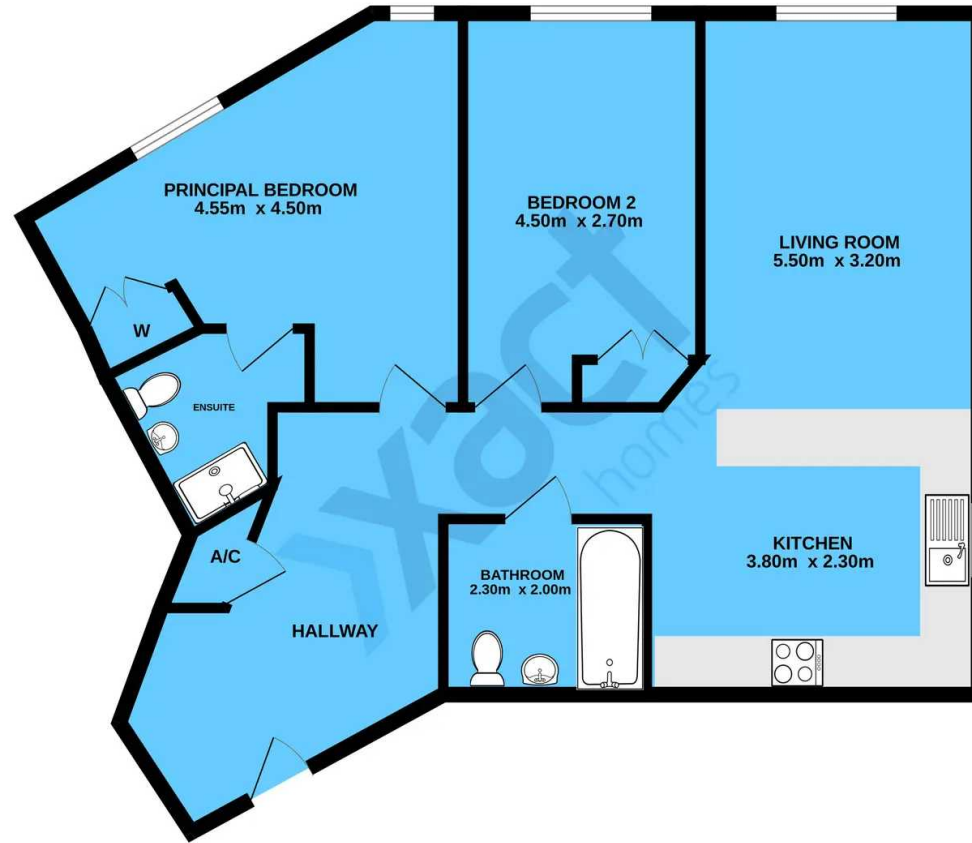
Services - electricity and mains sewers. Broadband - BT. Ground rent - £250 (pa). Service charge - £180 (pm).

**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.



# 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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## Xact Homes

1632-1636 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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