



# Poplar Road, Dorridge

Guide Price £400,000







## PROPERTY OVERVIEW

Introducing this exceptional three bedroom mid-terrace property which has been expertly refurbished and tastefully extended by the current owners. This charming home boasts an enviable location in the heart of Dorridge, offering convenient access to the station and all essential local amenities.

Step inside and be greeted by a spacious living room adorned with a striking feature fireplace, setting an inviting atmosphere. Progressing further, an open plan kitchen and dining area awaits, complete with skylights that flood the space with natural light and provide a delightful seating area. The kitchen seamlessly flows out to the rear garden, enabling effortless entertainment and enjoyment.



To the first floor is a principal bedroom which offers ample space, two further bedrooms and a generously sized family bathroom.





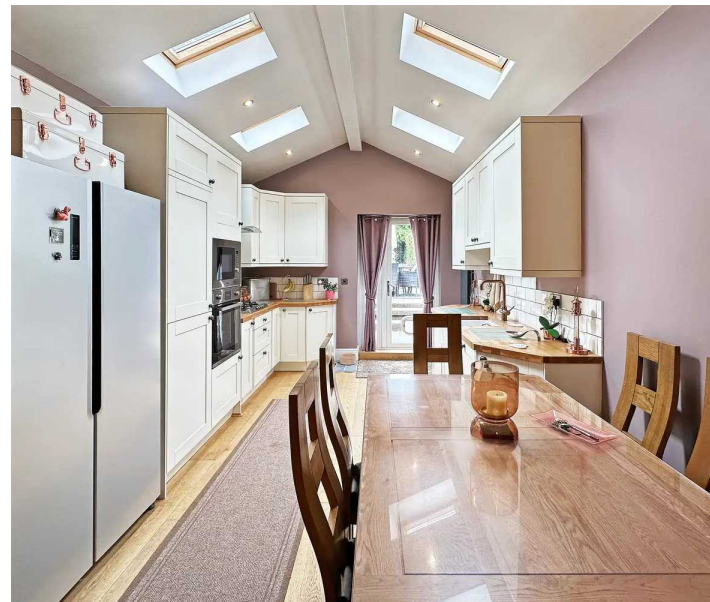
Crowning this desirable property is the low maintenance rear garden, which has its own private access, boasting artificial grass and a patio seating area, perfect for al fresco dining or simply unwinding in the sanctuary of your own outdoor oasis. Additionally, parking is available for two vehicles at the front of the property.

During the refurbishment work the property was rewired and replumbed throughout. A new boiler was also installed six months ago.

In conclusion, this property encompasses the best of both worlds – a character-filled home and a coveted location. Contact us today to arrange a viewing and secure your place in this sought-after community.

#### 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.





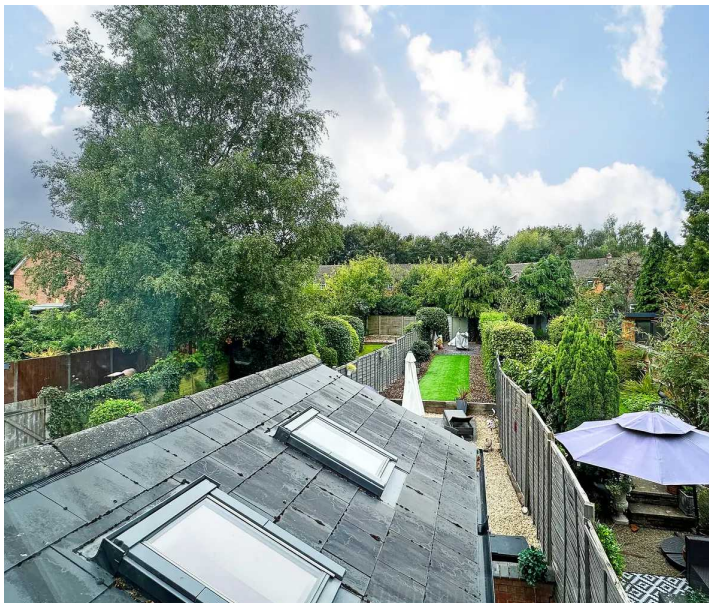


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides 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

- Three Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Located In The Heart Of Dorridge
- Extended & Refurbished By The Existing Owners
- Spacious Living Room
- Open Plan Kitchen / Diner
- Family Bathroom
- Low Maintenance Rear Garden
- Parking For Two Vehicles







**LIVING ROOM**

12' 5" x 12' 5" (3.78m x 3.78m)

**DINING ROOM**

12' 5" x 10' 11" (3.79m x 3.32m)

**KITCHEN**

14' 3" x 9' 9" (4.34m x 2.98m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

8' 3" x 11' 0" (2.51m x 3.36m)

**BEDROOM TWO**

10' 11" x 8' 4" (3.34m x 2.55m)

**BEDROOM THREE**

7' 5" x 7' 7" (2.26m x 2.31m)

**BATHROOM**

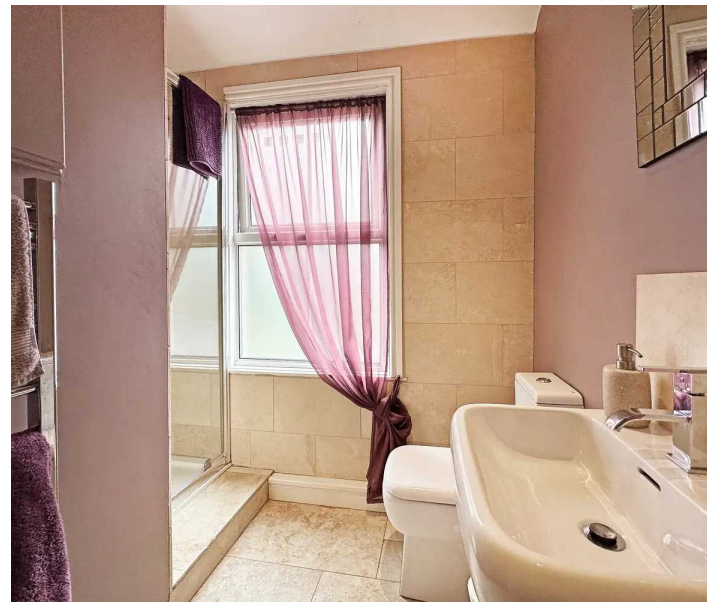
7' 8" x 7' 4" (2.34m x 2.24m)

**TOTAL SQUARE FOOTAGE**

71.0 sq.m (764 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**WEST FACING GARDEN**







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

Candy integrated oven, Smeg integrated hob, extractor, Candy microwave, Indesit dishwasher, Beko washing machine, all carpets, some light fittings and garden shed.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Log burner, instant boiling water Butler tap.

#### **ADDITIONAL INFORMATION**

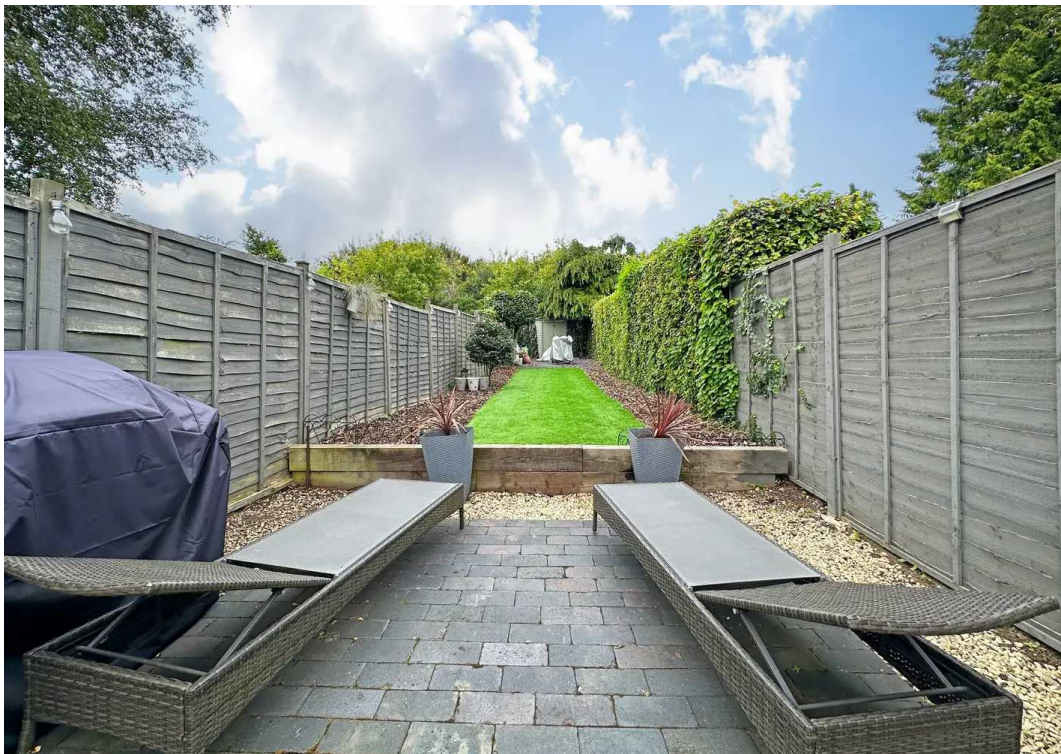
Services: mains gas, electricity and mains sewers.

Broadband: Virgin Fibre-optic. Loft Space: with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

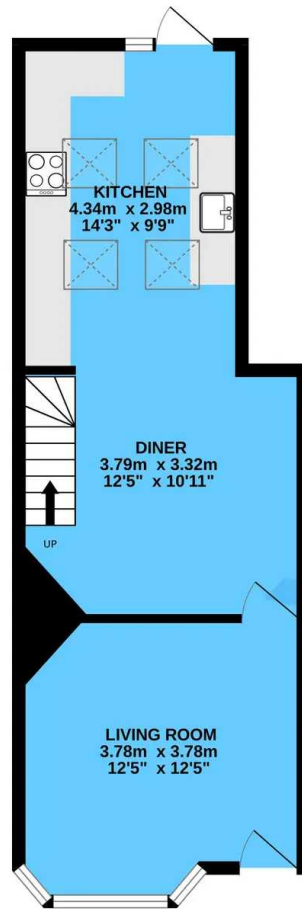
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



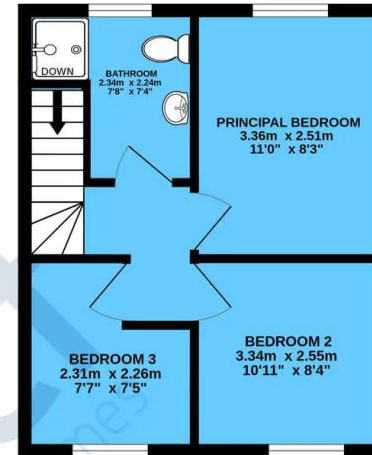




GROUND FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



1ST FLOOR  
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 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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