



# Poplar Road, Dorridge

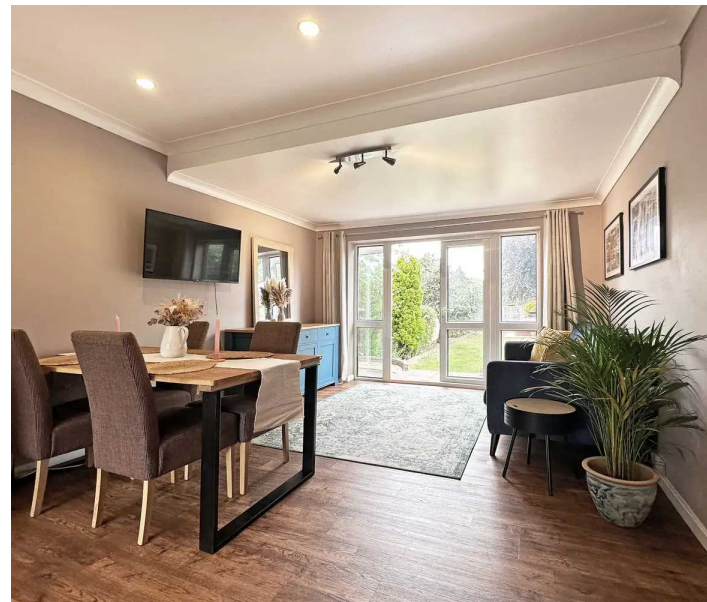
Guide Price £515,000





## PROPERTY OVERVIEW

Set on a highly sought after road in Dorridge is this delightful three bedroom semi-detached property, which is offered to the market with NO UPWARD CHAIN and is within easy walking distance to all local amenities, schools and Dorridge Station. The ground floor accommodation is accessed via a welcoming entrance hallway and consists of:- a bright and spacious open plan kitchen / diner with fully integrated appliances; a large living room with excellent views of the rear garden; a home office offering versatility to used as a fourth bedroom or family room; and a downstairs toilet. The first floor is made up of three double bedrooms, one of which is a large principal bedroom with fitted wardrobes with all bedrooms serviced via a family bathroom. Outside the property enjoys a westerly facing rear garden which is mainly laid with lawn and includes a large garden room. To view this excellent property call Xact Homes today 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: D

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- Walking Distance To Dorridge Station
- Open Plan Kitchen / Diner
- Living Room
- Versatile Home Office
- Three Double Bedrooms
- Family Bathroom
- Westerly Facing Rear Garden
- Immaculately Presented Throughout





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**KITCHEN/DINER**

27' 5" x 11' 5" (8.36m x 3.47m)

**LIVING ROOM**

11' 9" x 17' 2" (3.59m x 5.22m)

**HOME OFFICE/BEDROOM FOUR/FAMILY ROOM**

11' 6" x 7' 7" (3.50m x 2.30m)

**WC**

3' 11" x 4' 4" (1.20m x 1.32m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 10" x 9' 6" (3.91m x 2.90m)

**BEDROOM TWO**

10' 11" x 8' 0" (3.32m x 2.44m)

**BEDROOM THREE**

10' 0" x 8' 1" (3.05m x 2.46m)

**BATHROOM**

8' 2" x 8' 0" (2.50m x 2.45m)

**TOTAL SQUARE FOOTAGE**

107.7 sq. m (1159 sq. ft) approx.





## **OUTSIDE THE PROPERTY**

### **WESTERLY FACING REAR GARDEN**

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

Zanussi integrated oven, Belling integrated hob, Leisure extractor, fridge, freezer, fridge freezer, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

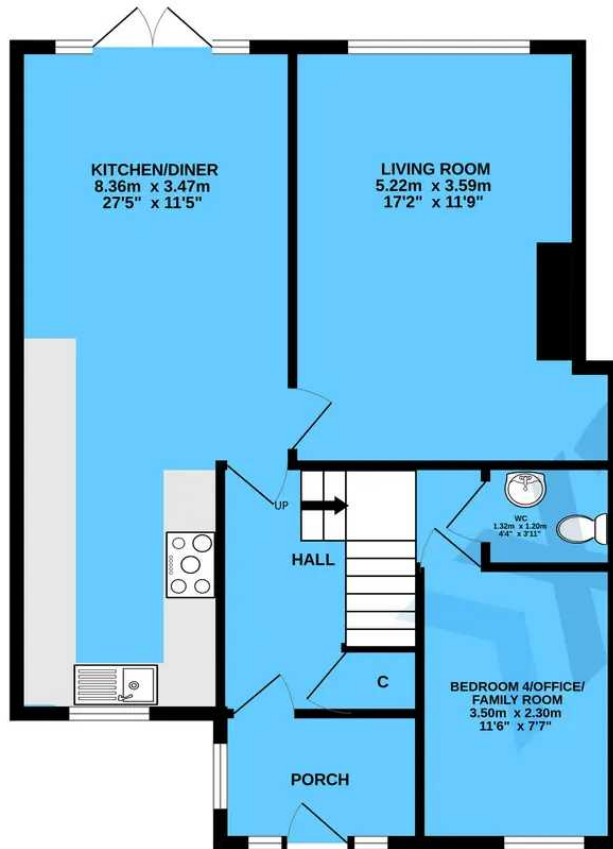
Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Media Fibre-Optic. Loft Space: boarded with ladder and lighting.

#### **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  
68.4 sq.m. (736 sq.ft.) approx.



1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 107.7 sq.m. (1159 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.

Made with Metropix ©2023

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

