



Poplar Road, Dorridge

Guide Price £225,000





PROPERTY OVERVIEW

Presenting this inviting two-bedroom ground floor apartment in the heart of Dorridge, boasting a convenient location just a stone's throw away from Dorridge station and all local amenities. Offered with NO UPWARD CHAIN, this property is perfect for first-time buyers or investors seeking a well-located property. Upon entering, you are welcomed by a spacious hallway with ample storage leading to the large open plan living/dining room, providing plenty of space for relaxation and entertainment. The fitted kitchen comes equipped with integrated appliances, ensuring functionality and modern convenience. The apartment features two double bedrooms, with the main bedroom benefitting from an ensuite bathroom. A family bathroom serves the second bedroom, completing the accommodation. Access outside to the patio seating area is available through French doors, offering a tranquil space for outdoor enjoyment. Additional highlights include a communal entrance with an intercom system and lift, ensuring ease of access throughout the building. The property also includes an allocated parking space behind secure electric gates, enhancing convenience and security for residents. Don't miss this opportunity to own a spacious and well-appointed apartment in a sought-after location.



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



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Located In The Heart Of Dorridge
- Walking Distance To Station & Amenities
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Ample Storage Throughout
- Allocated Parking Space



HALLWAY

LIVING/DINING ROOM

17' 9" x 14' 5" (5.41m x 4.39m)

KITCHEN

10' 6" x 7' 8" (3.20m x 2.34m)

PRINCIPAL BEDROOM

14' 10" x 12' 10" (4.52m x 3.91m)

ENSUITE

8' 2" x 4' 7" (2.49m x 1.40m)

BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m)

TOTAL SQUARE FOOTAGE

88 sq.m (947 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

SECURE ELECTRIC GATES

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, all light fittings and fitted wardrobes in two bedrooms.

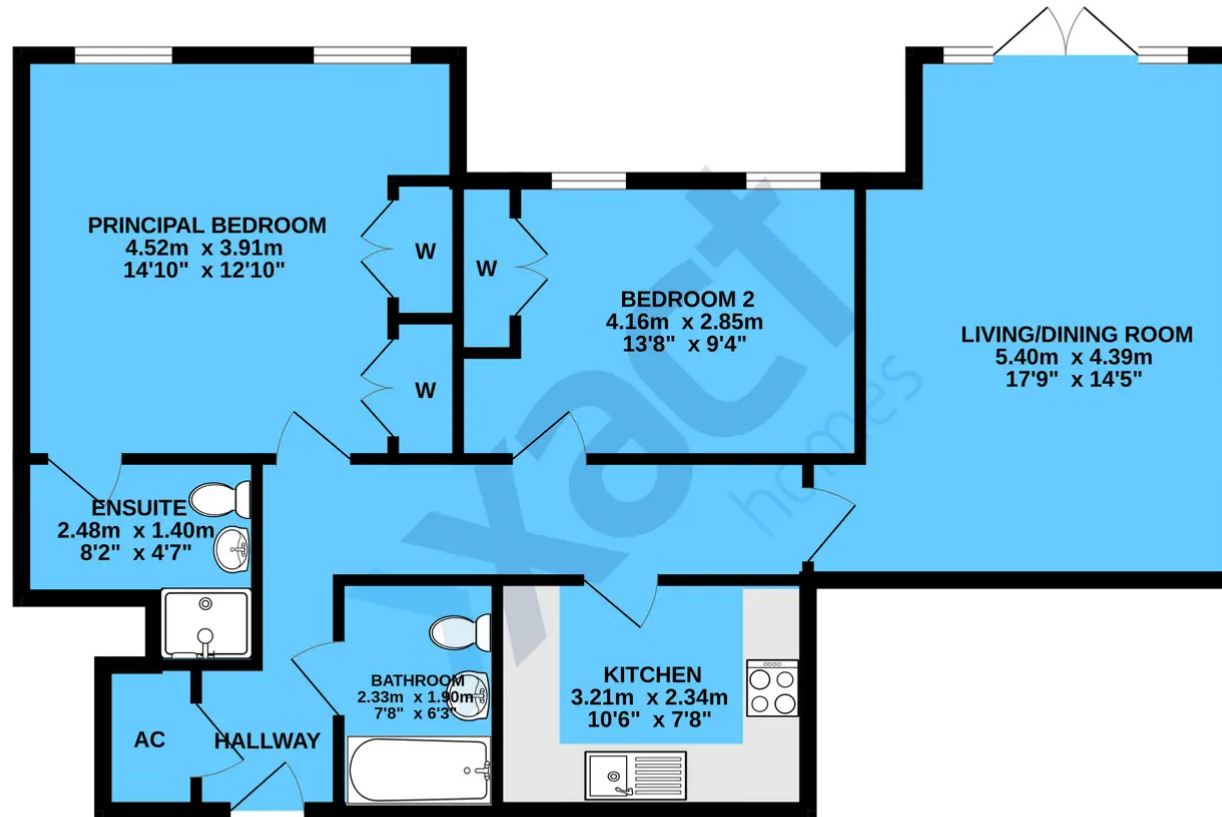
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Service charge - £1,682 pa. Ground rent - £250 pa.

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



TOTAL FLOOR AREA : 88.0 sq.m. (947 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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