



## Poplar Road, Dorridge

Guide Price £475,000





## PROPERTY OVERVIEW

Situated in a sought-after road of Dorridge with convenient access to local amenities and transportation links, stands this impressive three-bedroom semi-detached property. Offering a superb opportunity with no upward chain, the home is ideally located within easy walking distance to all local schools and Dorridge Station.

Boasting a beautiful south-westerly facing aspect, this residence presents potential for extension, subject to the necessary planning permissions, ensuring future flexibility for the discerning buyer.

Upon entering, one is greeted by a welcoming entrance hallway leading through to a well-appointed kitchen and an open-plan living/dining room, providing ample space for entertainment and relaxation. The addition of a conservatory to the rear allows for natural light to flood in, creating a bright and airy ambience throughout.





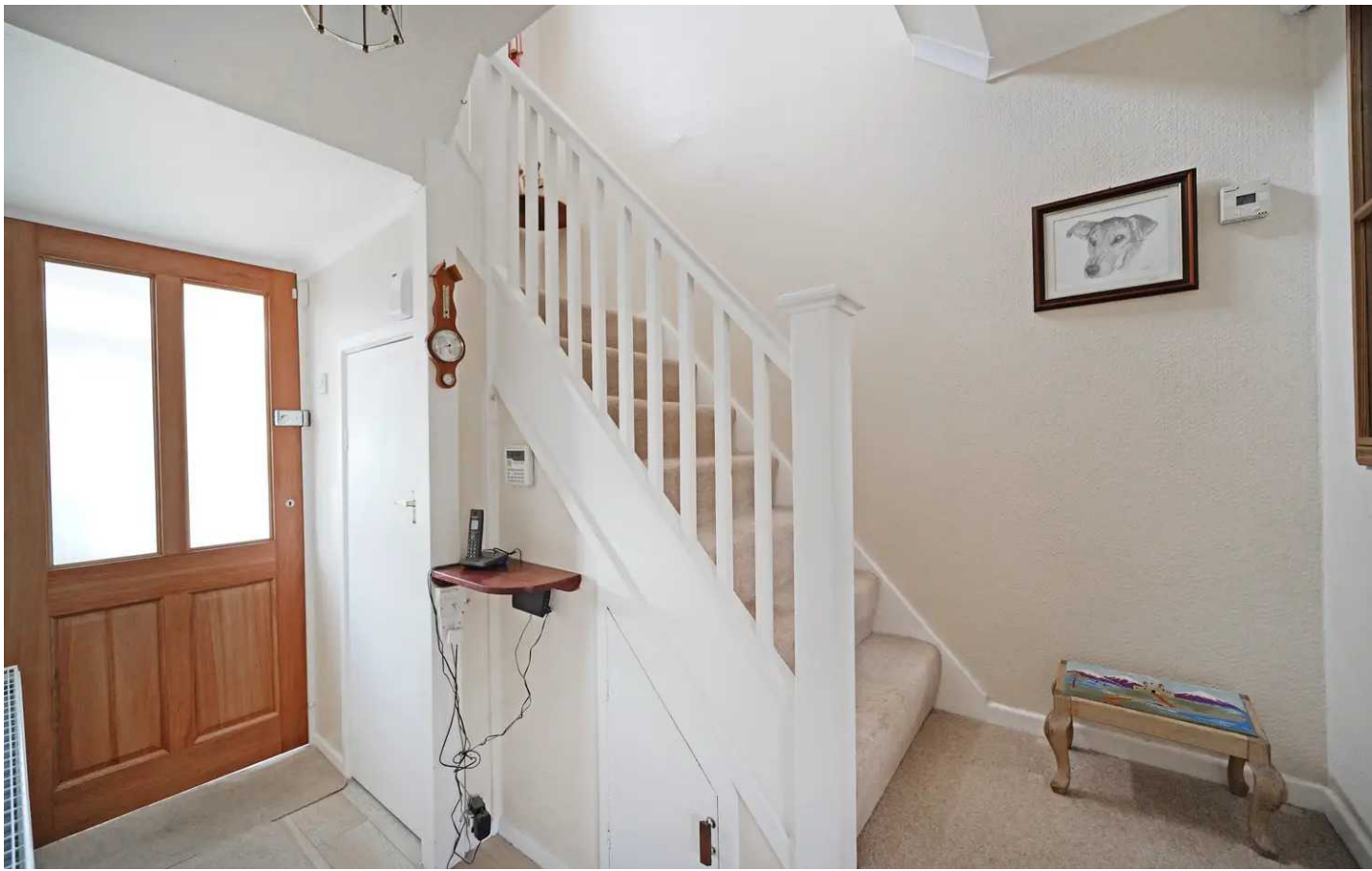


Ascending to the first floor, three generous bedrooms and a family bathroom provide ample space for the whole family. Externally, the property benefits from a garage and driveway parking, providing ample space for vehicles and storage. The beautifully landscaped and private rear garden provides a tranquil space for outdoor enjoyment and leisure. In addition, the garden benefits from a perfect south westerly facing aspect.

With potential for extension, subject to planning permission, the property offers a rare opportunity for the prospective buyer to customise and create their dream home.

In summary, this three-bedroom semi-detached property presents a unique opportunity for those seeking a home in a desirable residential location with excellent connectivity and proximity to local amenities. With its well-proportioned rooms, beautiful aspect, and scope for extension, this property is sure to appeal to those looking for a versatile and inviting living space to call their own.





#### 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







- No Upward Chain
- Three Bedroom Semi Detached Located Within Easy Walking Distance To All Local Schools And Dorridge Station
- Beautiful South Westerly Facing Aspect
- Significant Scope For Extension Subject To The Necessary Planning Permissions
- Entrance Hallway, Kitchen, Open Plan Living / Dining Room
- Conservatory To Rear
- Three Bedrooms And Family Bathroom To First Floor
- Garage And Driveway Parking
- Beautifully Landscaped And Private Rear Garden

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **KITCHEN**

9' 8" x 9' 2" (2.95m x 2.80m)

#### **LIVING / DINING ROOM**

23' 5" x 9' 6" (7.15m x 2.90m)

#### **CONSERVATORY**

16' 5" x 8' 6" (5.00m x 2.60m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 1" x 9' 10" (4.60m x 3.00m)

#### **BEDROOM TWO**

10' 2" x 8' 0" (3.10m x 2.45m)

#### **BEDROOM THREE**

9' 10" x 8' 2" (3.00m x 2.50m)

#### **BATHROOM**

9' 2" x 5' 7" (2.80m x 1.70m)

#### **WC**





**TOTAL SQUARE FOOTAGE**

Total floor area: 94.0 sq.m. = 1012 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

14' 5" x 8' 0" (4.40m x 2.45m)

**SIDE PASSAGE**

19' 8" x 3' 3" (6.00m x 1.00m)

**LANDSCAPED SOUTH WESTERLY FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Free standing cooker, fridge freezer, washing machine, all carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings, a garden shed and a greenhouse.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

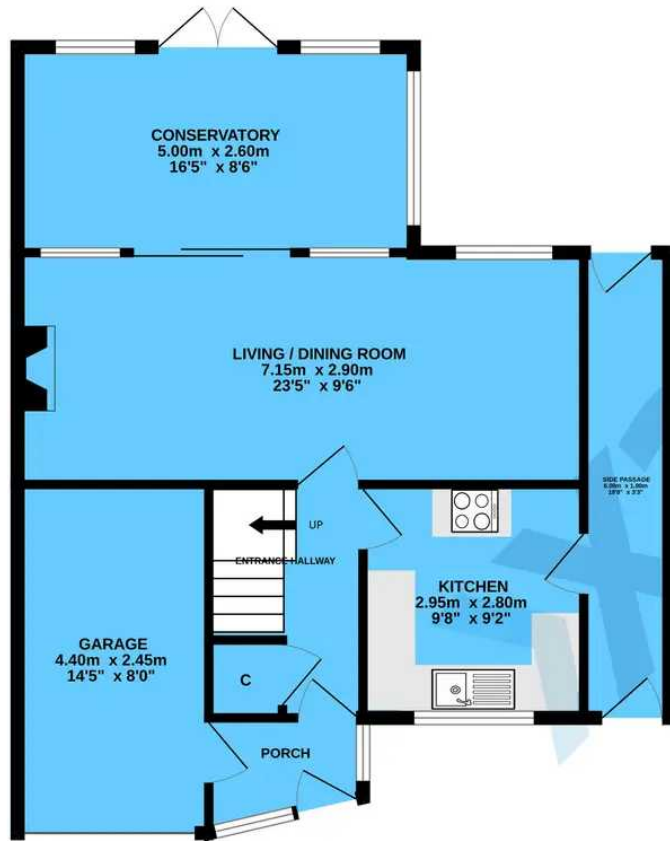
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



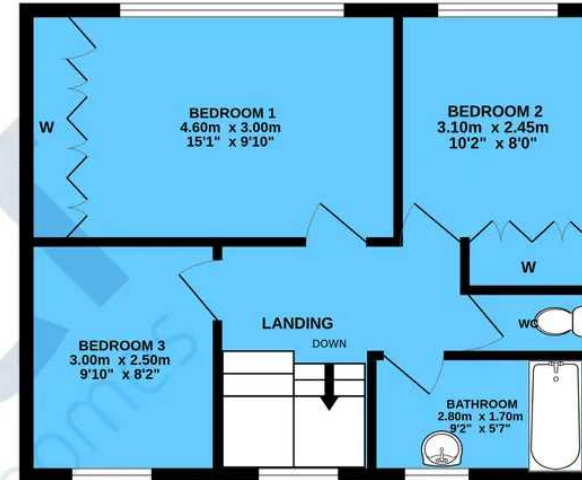




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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