



Poplar Road, Dorridge

Guide Price £550,000





PROPERTY OVERVIEW

Situated within walking distance to the charming Dorridge Village and all local schools, this significantly extended three-bedroom semi-detached property presents an exceptional opportunity for discerning buyers seeking a comfortable and spacious family home.

One of the outstanding features of this property is the large open-plan kitchen/dining and family room, providing a versatile living space ideal for modern family life. The kitchen is well-appointed with modern fixtures and fittings and offers ample storage and preparation space plus a feature central island and underfloor heating. This inviting area seamlessly flows into the dining area and family room, creating a perfect space for entertaining or relaxing with family and friends with full width bi-fold doors to the rear. Further enhancing the practicality of the home, there is a large utility room and a downstairs shower room, providing convenience and functionality for modern living. To the front elevation is a living room accessed via the entrance hallway.

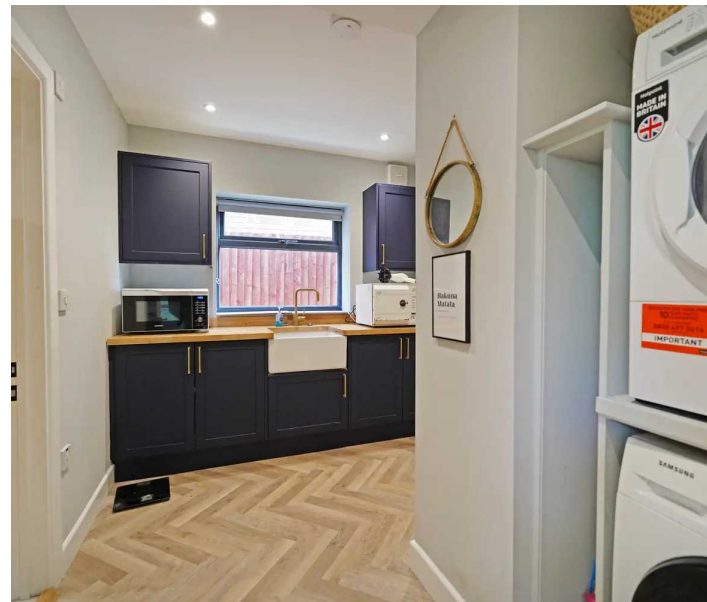
The property boasts a private south-facing rear garden, perfect for enjoying outdoor activities and soaking up the sun. Also included within the garden is a useful storage shed and children's climbing frame.





Upstairs, the property features three excellent-sized bedrooms, offering comfortable accommodation for a growing family or visiting guests. A refurbished family bathroom completes the first floor, offering a contemporary and stylish space for relaxation which includes a separate bath and shower.

Externally, the property is set behind a tarmac driveway, providing off-road parking for multiple vehicles. The immaculate presentation of the property throughout is a testament to the care and attention to detail that has been invested in maintaining this beautiful home. Viewing is essential to fully appreciate the quality and comfort this property offers.



In addition, the property features a garage with internal access from the utility room, providing convenient storage and parking facilities. Of particular note is that this property also has planning permission for further extension for a fourth bedroom located above the garage.

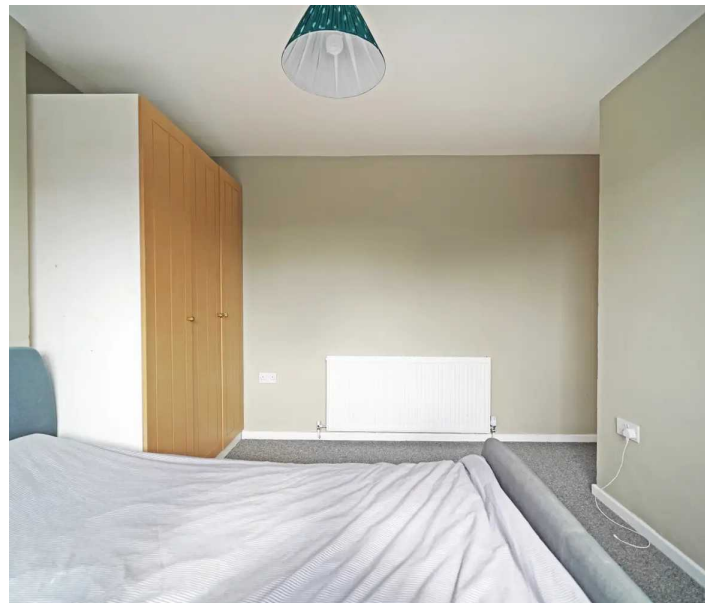


In summary, this property offers a rare opportunity to acquire a spacious, well-maintained family home in a sought-after location. With its modern amenities, generous living spaces, and convenient proximity to local amenities and schools, this property is sure to appeal to those looking for a comfortable and stylish family residence.

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

- Significantly Extended Three Bedroom Semi Detached
- Walking Distance To Dorridge Village And All Local Schools
- Large Open Plan Kitchen / Dining And Family Room
- Private South Facing Rear Garden
- Living Room To Front Elevation
- Large Utility And Downstairs Shower Room
- Three Excellent Sized Bedrooms And Refurbished Family Bathroom
- Set Behind Tarmacadram Driveway
- Immaculate Throughout And Viewing Is Essential
- Garage With Internal Access From Utility



PORCH

ENTRANCE HALLWAY

LIVING ROOM

14' 2" x 12' 8" (4.31m x 3.86m)

KITCHEN / DINING / FAMILY ROOM

25' 7" x 21' 7" (7.79m x 6.58m)

Electric velux windows

UTILITY ROOM

10' 9" x 8' 2" (3.28m x 2.50m)

SHOWER ROOM

10' 9" x 3' 3" (3.28m x 0.99m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 9' 11" (3.50m x 3.03m)

BEDROOM TWO

10' 0" x 8' 5" (3.05m x 2.57m)

BEDROOM THREE

8' 11" x 8' 6" (2.72m x 2.60m)

BATHROOM

8' 4" x 5' 6" (2.53m x 1.68m)

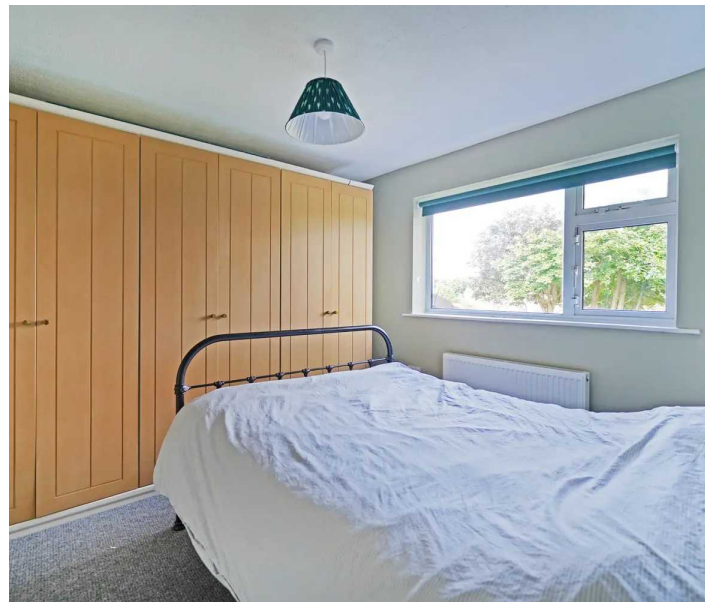
TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY

GARAGE

15' 3" x 7' 1" (4.66m x 2.15m)





PRIVATE SOUTH FACING REAR GARDEN

STORAGE SHED

ITEMS INCLUDED IN SALE

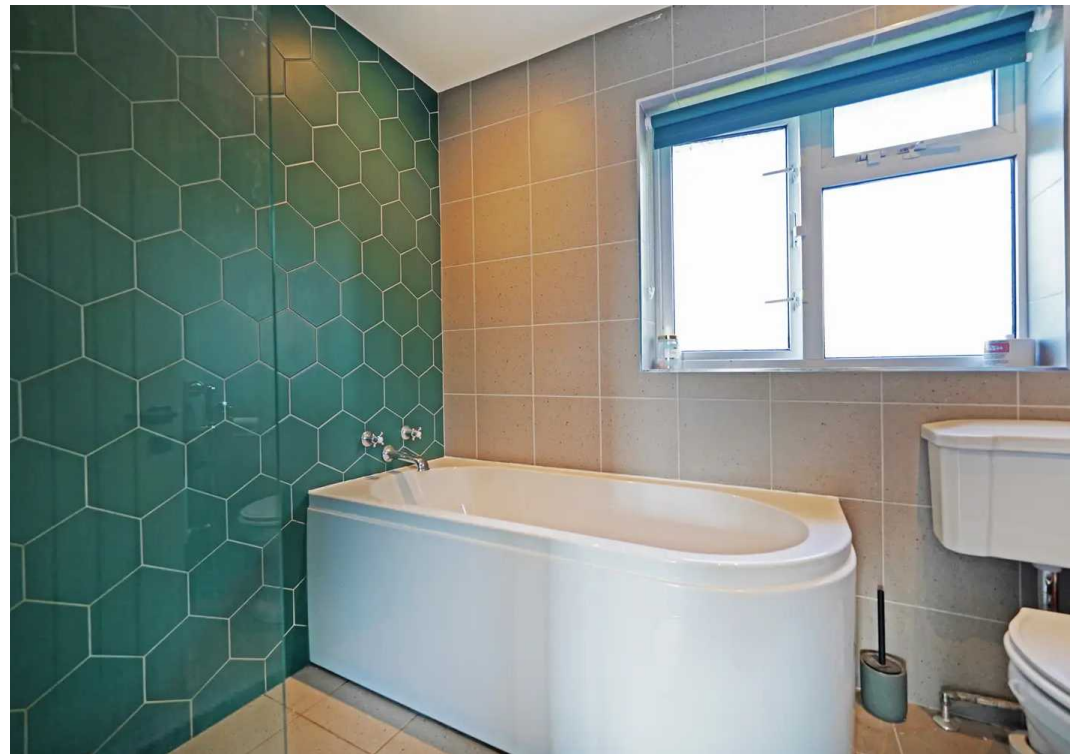
Zanussi integrated oven, Zanussi integrated hob, AEG extractor, Zanussi dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms, all light fittings, underfloor heating, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

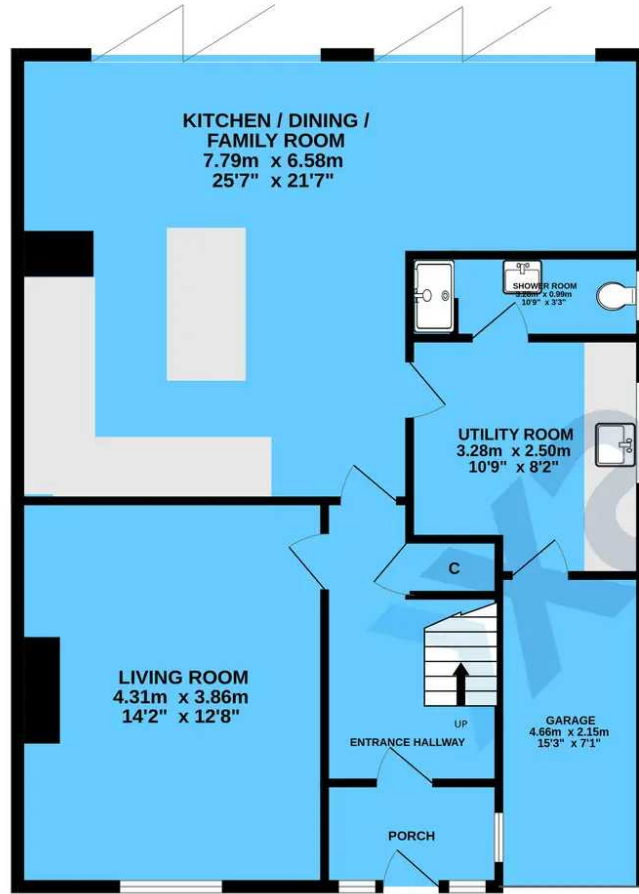
Services - mains gas, electricity and mains sewers.
Broadband - CityFibre. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

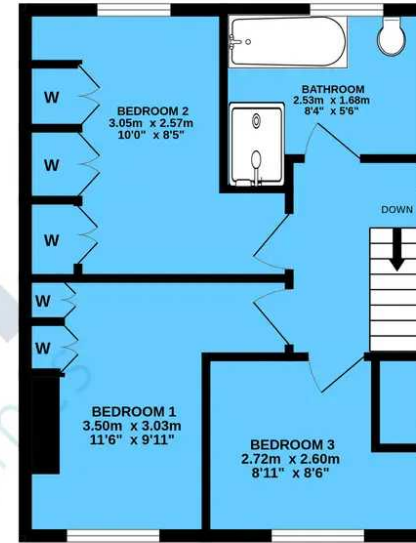
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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