



# Poplar Road, Dorridge

Guide Price £560,000





## PROPERTY OVERVIEW

An exquisite opportunity presents itself with this beautifully presented three-bedroom semi-detached property nestled in a highly desirable location, within easy walking distance to Dorridge Village and Station, as well as all local schools.

Approached through an inviting entrance porch and reception hall, this residence is set behind a large tarmacadam driveway that provides ample parking for multiple vehicles, welcoming you home with convenience and ease. The ground floor impresses with an expansive open plan/dual aspect living and dining room, enhanced by a charming feature fireplace, creating a warm and inviting ambience for both relaxation and entertainment. The dining area also provides sliding patio doors providing access to the rear patio.



Continuing the journey through this property, one discovers an extended breakfast kitchen and utility area, seamlessly blending style and functionality. The integration of an integral garage accessed via the utility area adds an element of practicality to the layout, meeting the demands of modern living effortlessly.



Upstairs, the property affords three excellent bedrooms with the principal bedroom affording a full bank of fitted wardrobes with sliding doors. All bedrooms are serviced via the updated family bathroom which affords a freestanding bath and separate corner shower.

To the rear of the property, a large landscaped garden awaits, predominantly laid with lawn and boasting a raised patio area discreetly positioned behind an elegant oak retaining wall. This outdoor oasis holds promise for serene moments and alfresco gatherings, offering an extension of the living space into the fresh air.

In summary, this superb family home is beautifully presented throughout and viewing is highly recommended to fully appreciate the location, convenience and size of the property.





#### 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





- Beautifully Presented Three Bedroom Semi Detached
- Located Within Easy Walking Distance To Dorridge Village And Station Plus All Local Schools
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking For Multiple Vehicles
- All Ground Floor Accommodation Accessed Through Entrance Porch and Reception Hall
- Large Open Plan / Dual Aspect Living And Dining Room With Feature Fireplace
- Extended Breakfast Kitchen And Utility
- Integral Garage Accessed Via Utility
- Large Landscaped Rear Garden Mainly Laid With Lawn With Raised Patio Set Behind Oak Retaining Wall
- Viewing Highly Recommended

#### **PORCH**

#### **RECEPTION HALL**

#### **WC**

4' 4" x 2' 8" (1.32m x 0.82m)

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

23' 11" x 15' 5" (7.28m x 4.69m)

#### **BREAKFAST KITCHEN**

8' 1" x 7' 7" (2.46m x 2.32m)

#### **UTILITY AREA**

11' 7" x 9' 11" (3.54m x 3.02m)

#### **SIDE PASSAGE**

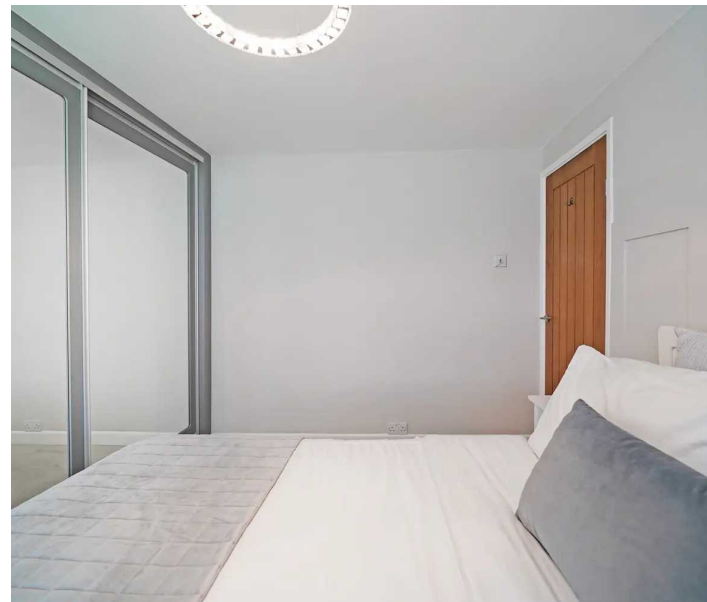
#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 4" x 10' 5" (3.45m x 3.18m)

#### **BEDROOM TWO**

11' 0" x 8' 8" (3.36m x 2.64m)



**BEDROOM THREE**

8' 4" x 8' 3" (2.53m x 2.51m)

**BATHROOM**

8' 5" x 5' 7" (2.57m x 1.69m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 109.0 sq.m. = 1173 sq.ft. approx.

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

16' 1" x 8' 2" (4.90m x 2.49m)

**LARGE LANDSCAPED GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all blinds and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

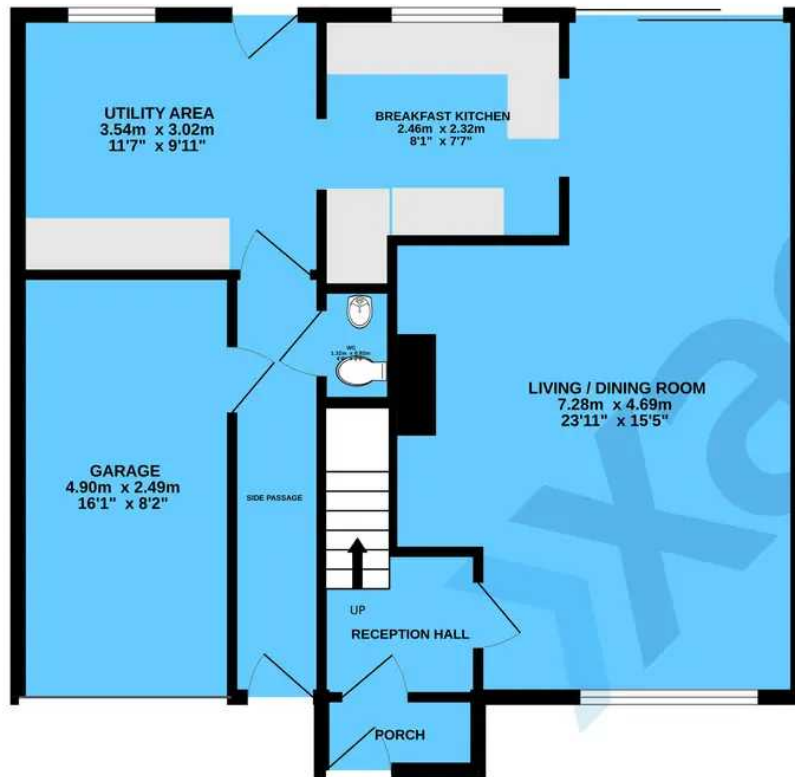
Services - mains gas, electricity and mains sewers.  
Broadband - EE/BT. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

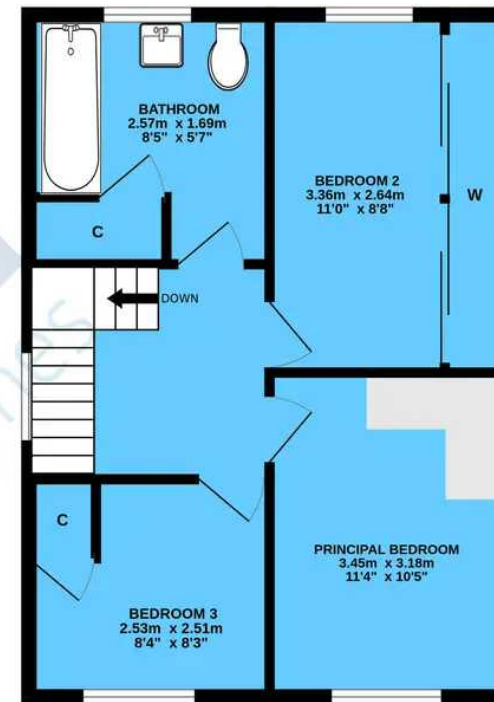
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 109.0 sq.m. (1173 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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