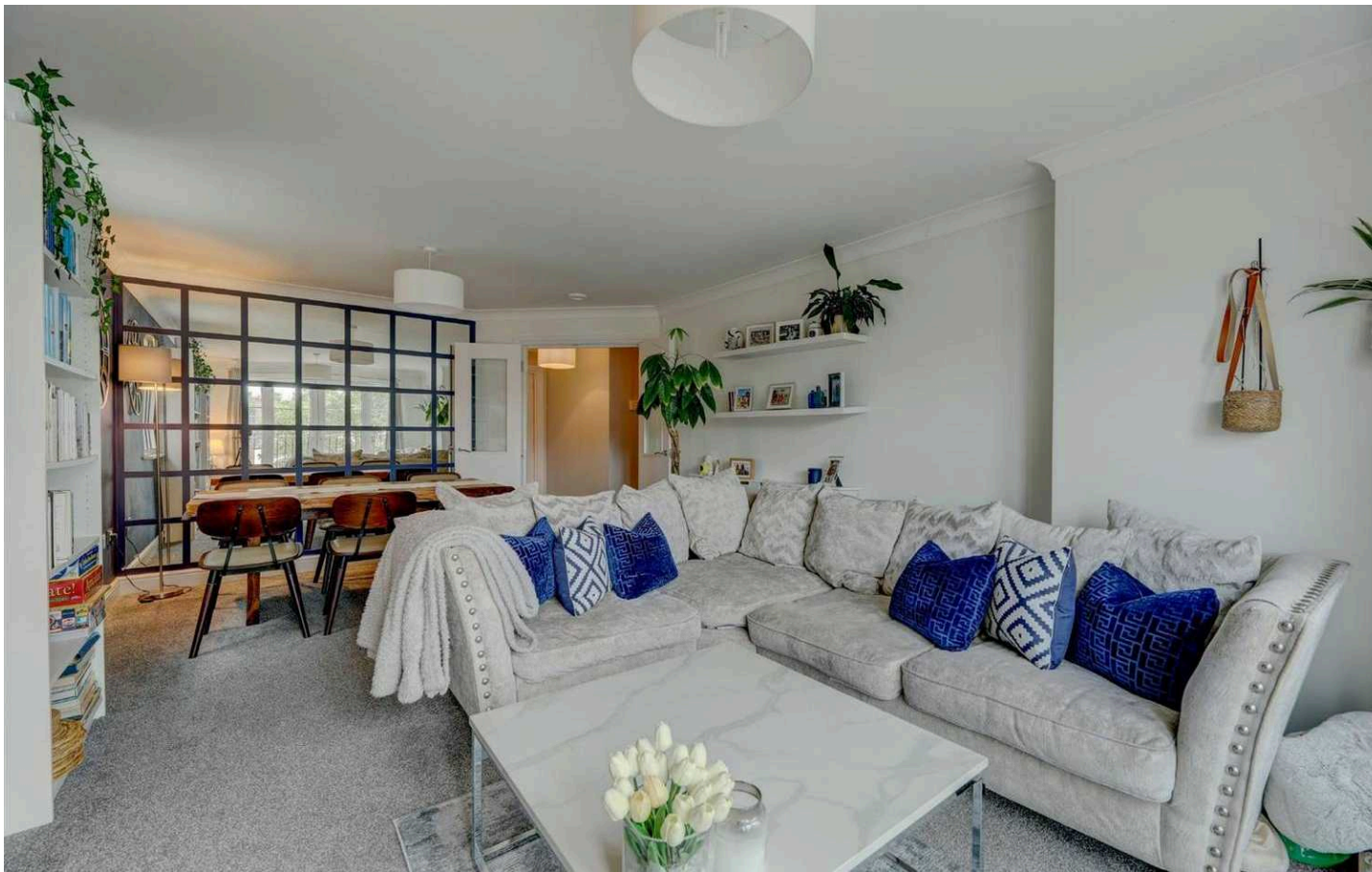




Poplar Road, Dorridge

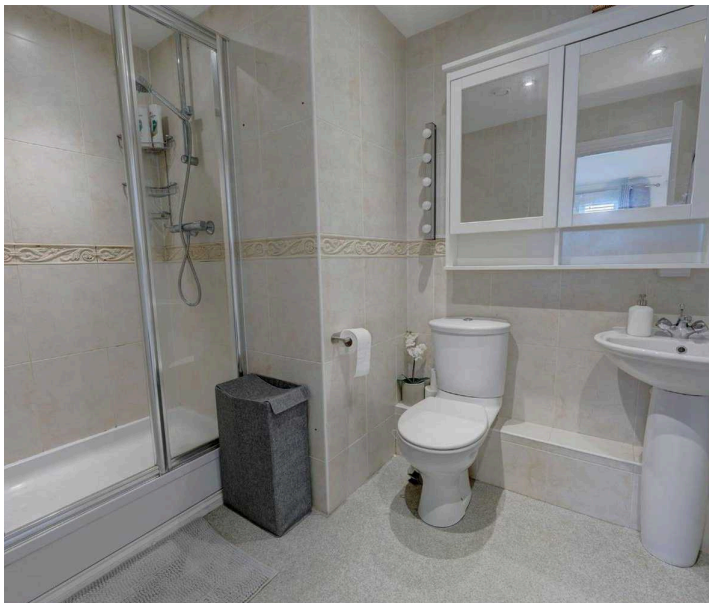
Guide Price £300,000

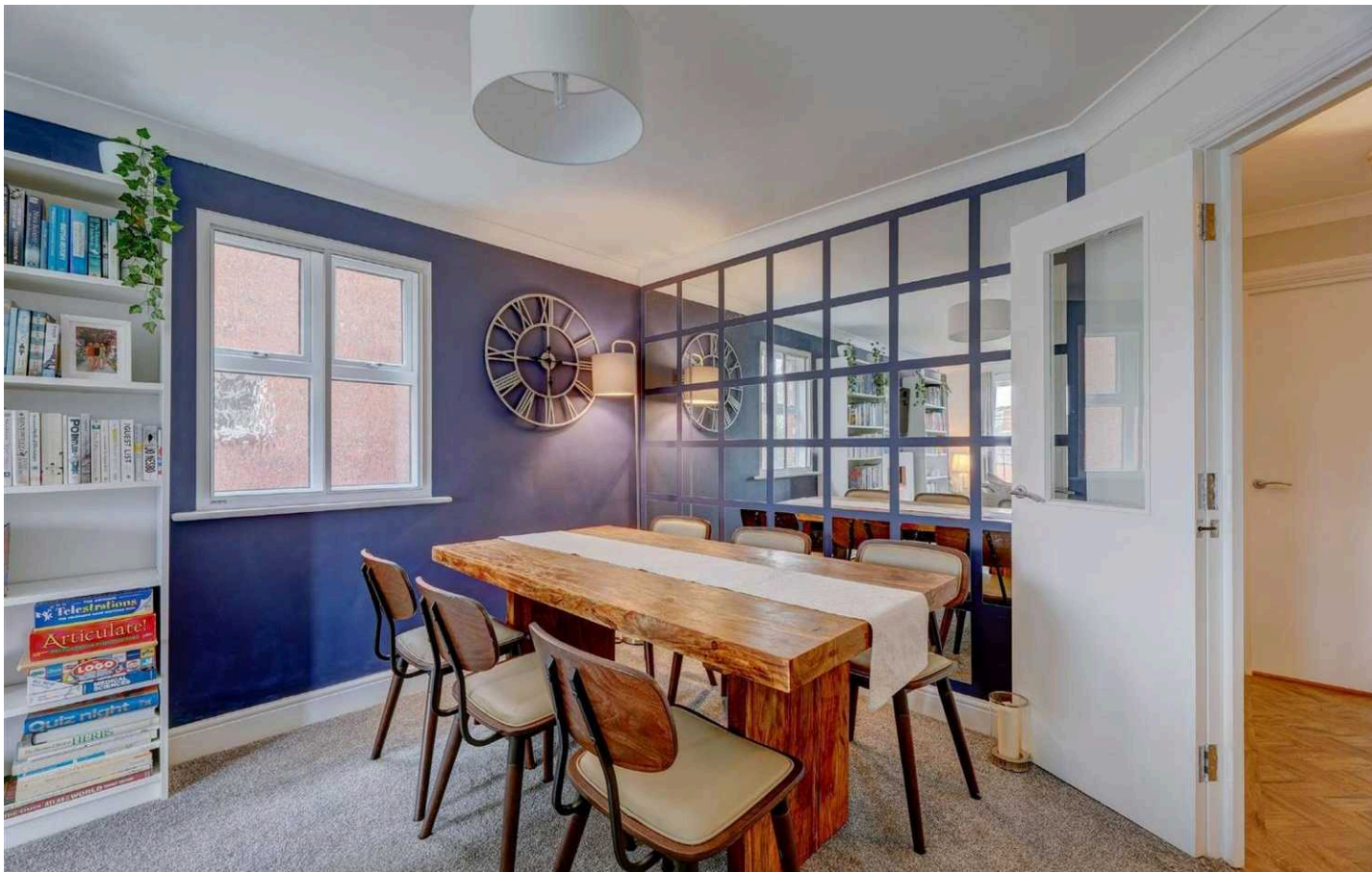




PROPERTY OVERVIEW

Set in a highly sought after location and just a short walk from all local amenities and Dorridge Station is this immaculately presented three bedroom first floor apartment with NO UPWARD CHAIN providing an excellent opportunity for first-time buyers or investors. Upon entering the apartment you are greeted by a welcoming entrance hallway which connects all rooms and benefits from ample space to fit free standing furniture and includes two storage cupboards. The open plan living / dining room provides a fantastic living space benefiting from an abundance of natural light and includes a superb Juliet balcony accessed via a set of French doors. The fitted kitchen consists of fully integrated appliances including electric oven, hob and fridge / freezer. The three bedrooms are all generously sized doubles, with the principal bedroom benefiting from an ensuite. The remaining bedrooms are serviced by a family bathroom. The apartment benefits from two allocated parking spaces behind secure electric gates. To view this excellent apartment call Xact Homes today on 01564 777284.



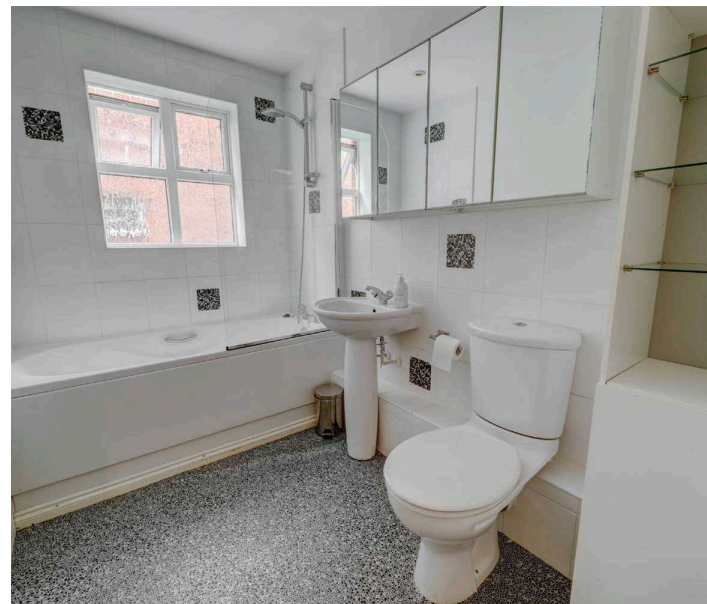
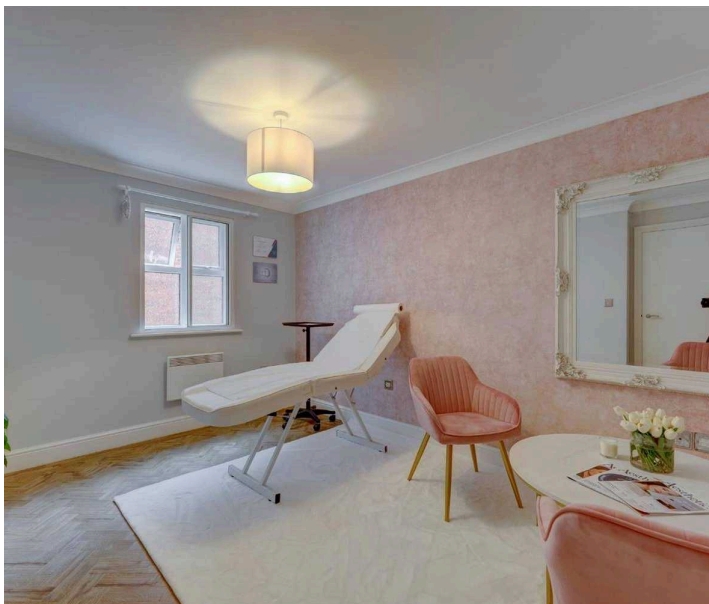


PROPERTY LOCATION

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: F

Tenure: Leasehold



- No upward chain
- Three Double Bedroom
- First Floor Apartment
- Open Plan Living / Dining Room
- Principal Bedroom With Ensuite
- Two Allocated Parking Spaces



HALL

LIVING/DINING ROOM

19' 11" x 12' 3" (6.08m x 3.74m)

KITCHEN

10' 6" x 7' 9" (3.21m x 2.35m)

PRINCIPAL BEDROOM

13' 3" x 10' 11" (4.05m x 3.32m)

ENSUITE

9' 2" x 6' 4" (2.79m x 1.93m)

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.31m)

BEDROOM THREE

12' 9" x 9' 7" (3.88m x 2.92m)

BATHROOM

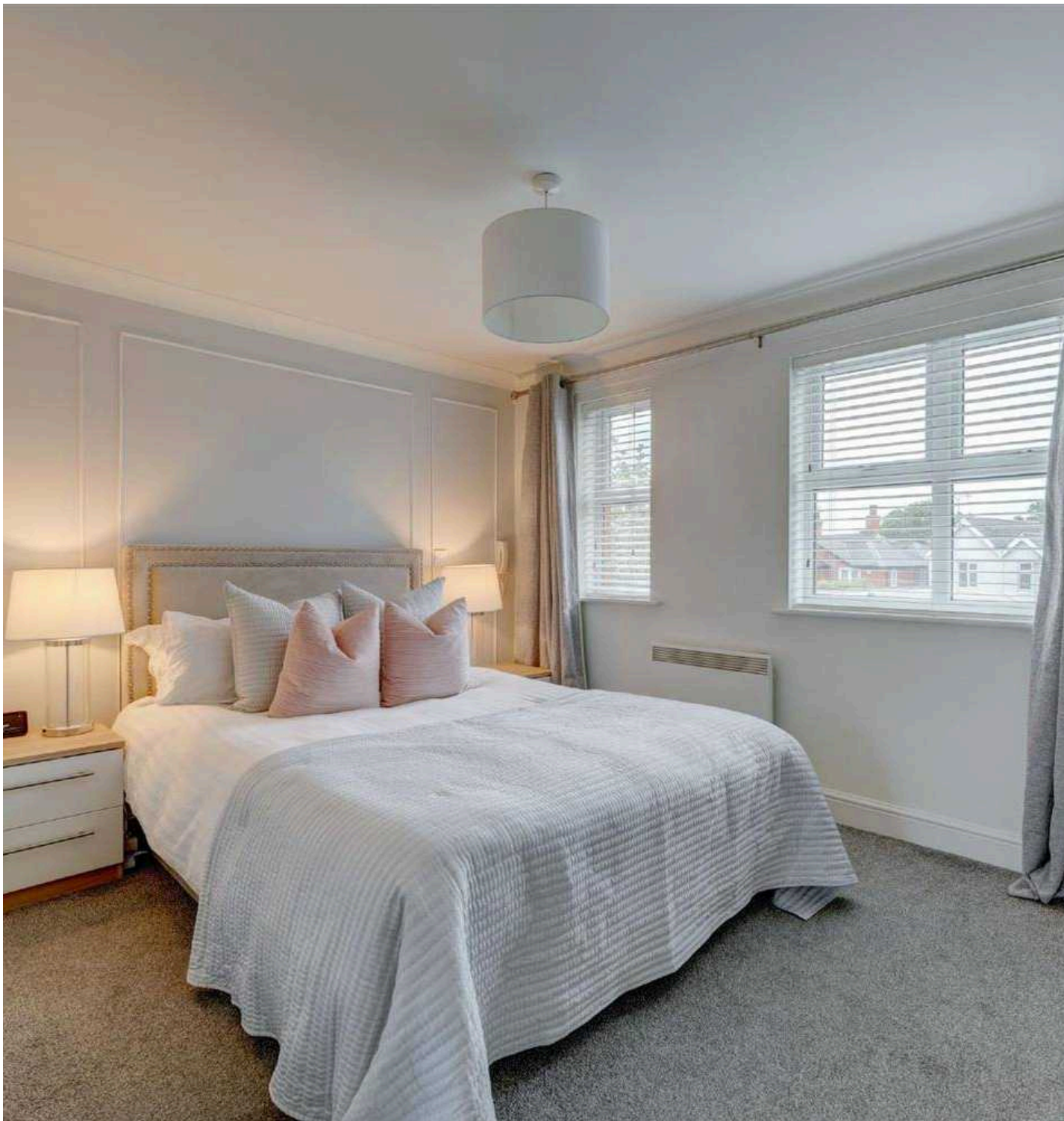
8' 9" x 5' 6" (2.66m x 1.67m)

TOTAL SQUARE FOOTAGE

93.6 sq.m (1008 sq.ft) approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES



ITEMS INCLUDED IN THE SALE

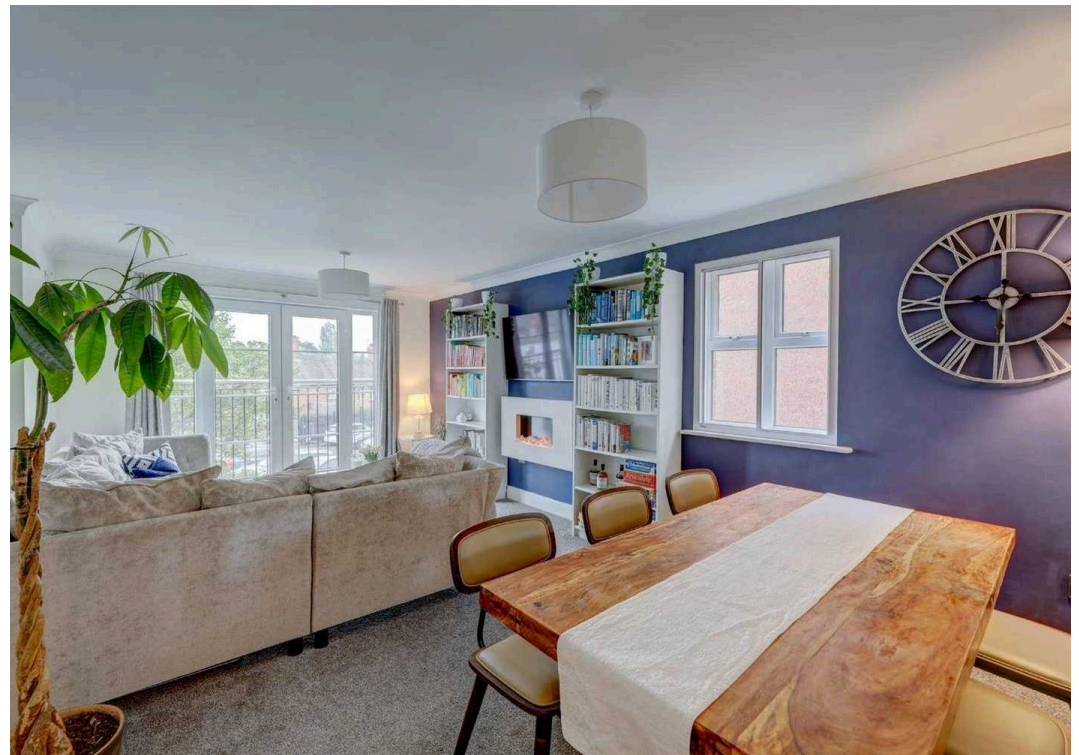
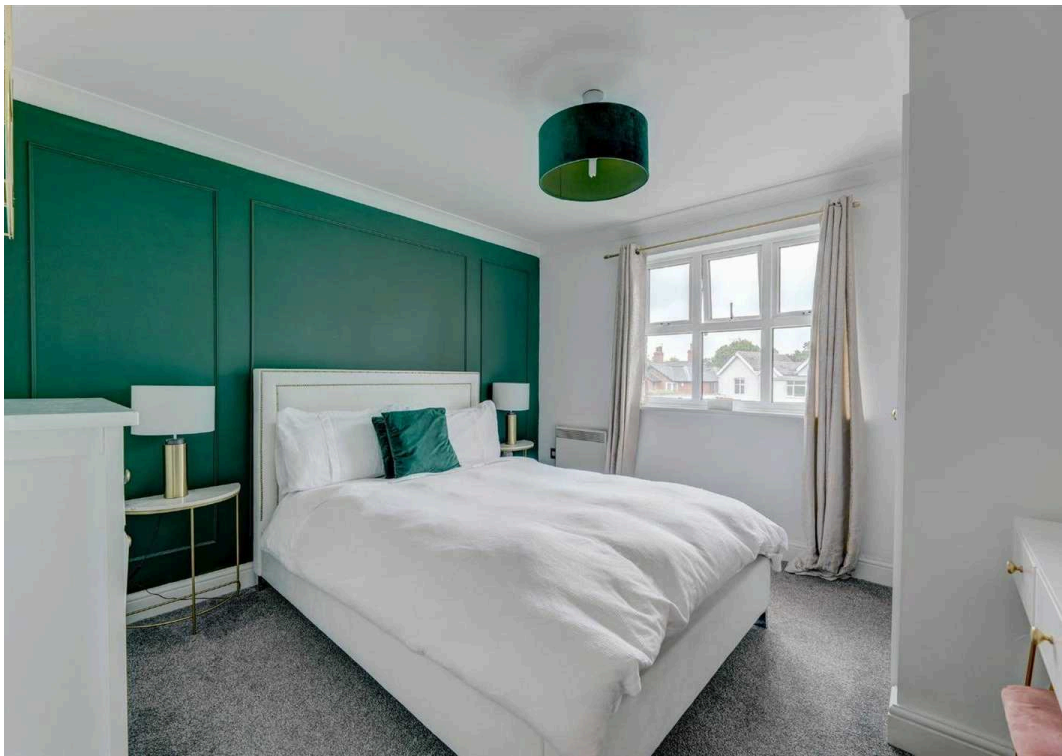
Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, some carpets, some blinds, all light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

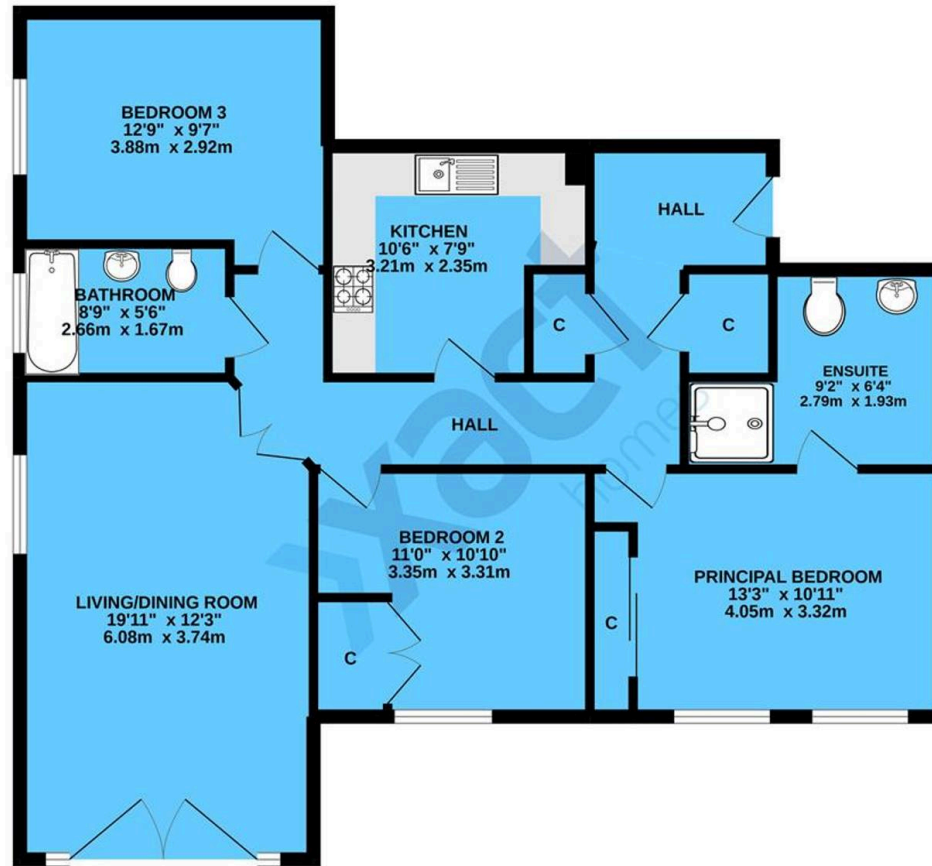
Services - Water meter, mains electricity and sewers. Broadband - EE - Fibre optic. Service Charge - £2,200 pa. Ground Rent - £250 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1008sq.ft. (93.6 sq.m.) 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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