



**134 Poplar Road, B93 8DQ**

Sale Price £675,000



**Love  
Property Co.**

# 134 Poplar Road, Dorridge, Solihull, B93 8DQ

Tenure - Freehold  
EPC Rating - C  
Council Tax Band - D

Love Property Co are pleased to offer this attention to detail and extended 1305.6 sq. feet (121.3 sq. metres) four-bedroom semi-detached and recently renovated family home located in the heart of Dorridge with planning permission to extend further. This must be viewed property offers luxury living throughout and is situated within easy walking distance to all local amenities and Dorridge Station. As you enter the property, you are greeted by a spacious entrance hallway which provides access to all ground floor accommodation including a large study/playroom and having impressive herringbone oak flooring and oak staircase.

The property comprises of a very impressive top of the range Wren open plan kitchen/dining area with quartz worktops, island and complete with integrated appliances leading to the utility.

The spacious and homely lounge offers plenty of space for relaxation leading to kitchen/diner.

Moving to the first floor, you will find four generously sized bedrooms, with the principal bedroom having an ensuite and a modern family bathroom with Porcelanosa tiles and separate bath and shower.

Outside, the property boasts off road parking for several vehicle, large easterly private garden, two patio areas, perfect for enjoying the serene outdoors



## PROPERTY MEASUREMENTS:

### LOUNGE

15' 1" x 12' 1" (4.59m x 3.68m)

### STUDY

12' 6" x 7' 5" (3.82m x 2.26m)

### KITCHEN/DINER

26' 8" x 9' 8" (8.12m x 2.94m)

### UTILITY

5' 0" x 7' 5" (1.53m x 2.26m)

### WC

6' 4" x 3' 4" (1.92m x 1.1m)

### BEDROOM ONE

15' 5" x 7' 5" (4.70m x 2.25m)

### EN-SUITE

5' 1" x 7' 5" (1.54m x 2.25m)

### BEDROOM TWO

11' 11" x 10' 3" (3.62m x 3.12m)

### BEDROOM THREE

11' 1" x 10' 3" (3.37m x 3.12m)

### BEDROOM FOUR

6' 1 x 7' 10" (1.86m x 2.39m)

### FAMILY BATHROOM

7' 7" x 7' 8" (2.31m x 2.33m)

### TOTAL SQUARE FOOTAGE

1305.6 sq. ft approx. (121.3 sq. Metres)

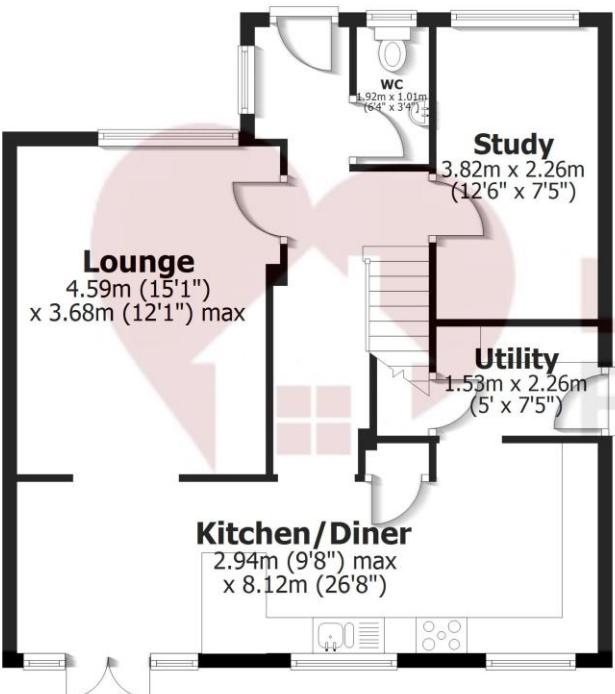
### MONEY LAUNDERING REGULATIONS

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.



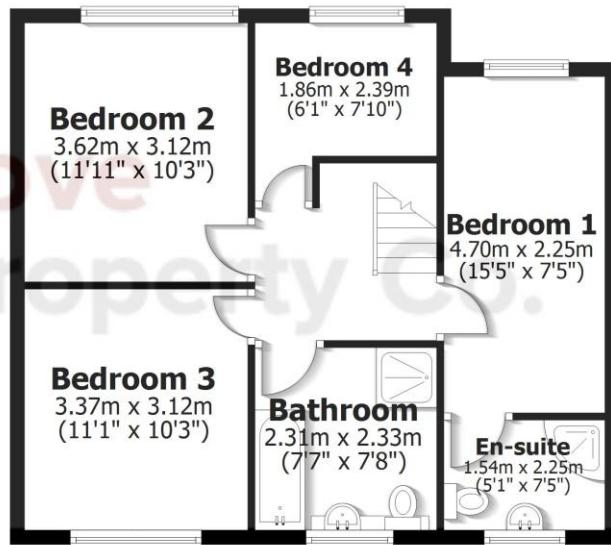
### Ground Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599. sq. feet)



Total area: approx. 121.3 sq. metres (1305.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.