



# Poplar Road, Dorridge

Guide Price £300,000





## PROPERTY OVERVIEW

This recently refurbished two bedroom mid terrace house is ideally situated in the heart of Dorridge village, placing you within easy reach of the area's excellent amenities, shops, and transport links. The property is presented to a high standard throughout and is offered to the market with the significant advantage of no upward chain, making it an attractive proposition for both first-time buyers and investors alike. On entering the home, you are greeted by a spacious lounge to the front, which features a striking fireplace that creates a cosy focal point and enhances the welcoming atmosphere. The modern fitted kitchen, located to the rear, is thoughtfully designed to maximise both storage and workspace, making it ideal for home cooking and entertaining. In addition, the ground floor also benefits from a separate WC/laundry room (with cupboards which have been designed to accommodate a washing machine and tumble dryer). Upstairs, the first floor offers two well proportioned bedrooms, both of which provide ample space for furnishings and personalisation. These bedrooms are serviced by a contemporary shower room, finished in a stylish, neutral palette and equipped with quality fixtures and fittings.





The layout of the house ensures a natural flow between rooms, while the recent refurbishment means the property is ready to move straight into with minimal effort required. The large rear garden (mainly laid to lawn) offers ample scope for relaxation, play, or entertaining guests. This charming home combines modern comforts with classic features, all within a sought-after village location. With its proximity to local schools, parks, and Dorridge railway station, the property is perfectly positioned for those seeking a blend of convenience and community. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer in this delightful home.

#### 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





- Recently Refurbished Two Bedroom Mid Terrace House Located In The Heart Of Dorridge Village
- Large Lounge To The Front With A Feature Fireplace & A Modern Fitted Kitchen To The Rear With The Addition Of A Separate WC/Laundry Room
- To The First Floor The Property Boasts Two Well Proportioned Bedrooms Which Are Both Serviced By A Modern Shower Room
- To The Rear Of The Property Is A Large Garden Mainly Laid With Lawn
- Located Within The Heart Of Dorridge Village, A Stones Throw Away From All Of The Amenities Dorridge Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain

#### **LOUNGE**

15' 10" x 11' 11" (4.82m x 3.63m)

#### **KITCHEN**

9' 8" x 8' 6" (2.95m x 2.59m)

#### **WC/LAUNDRY ROOM**

5' 6" x 6' 5" (1.68m x 1.96m)

#### **FIRST FLOOR**

##### **BEDROOM ONE**

12' 6" x 8' 8" (3.80m x 2.64m)

##### **BEDROOM TWO**

7' 7" x 11' 9" (2.30m x 3.59m)

##### **SHOWER ROOM**

7' 10" x 8' 5" (2.40m x 2.56m)

#### **OUTSIDE THE PROPERTY**

##### **OUTBUILDING**

12' 7" x 5' 4" (3.83m x 1.63m)

#### **TOTAL SQUARE FOOTAGE**

67.0 sq.m (723 sq.ft) approx.



## **LARGE REAR GARDEN**

## **DRIVEWAY PARKING**

## **ITEMS INCLUDED IN THE SALE**

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

## **ADDITIONAL INFORMATION**

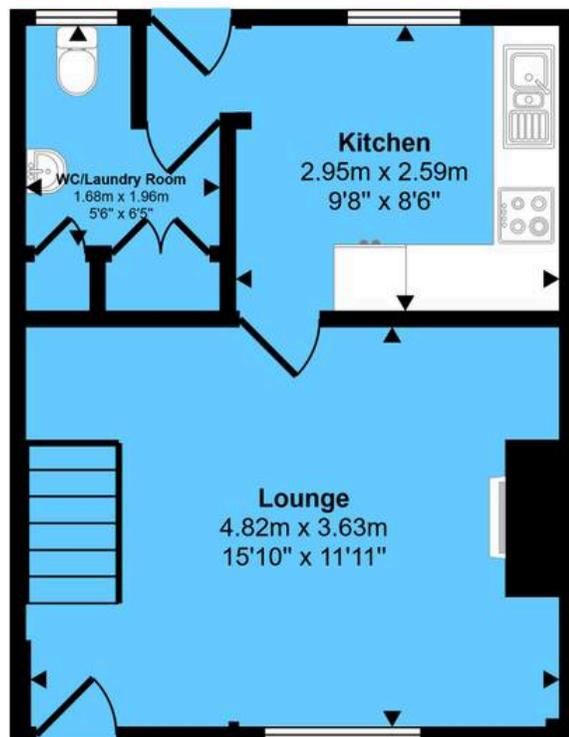
Services - water on a meter, mains gas, electricity and sewers.

## **INFORMATION FOR POTENTIAL BUYERS**

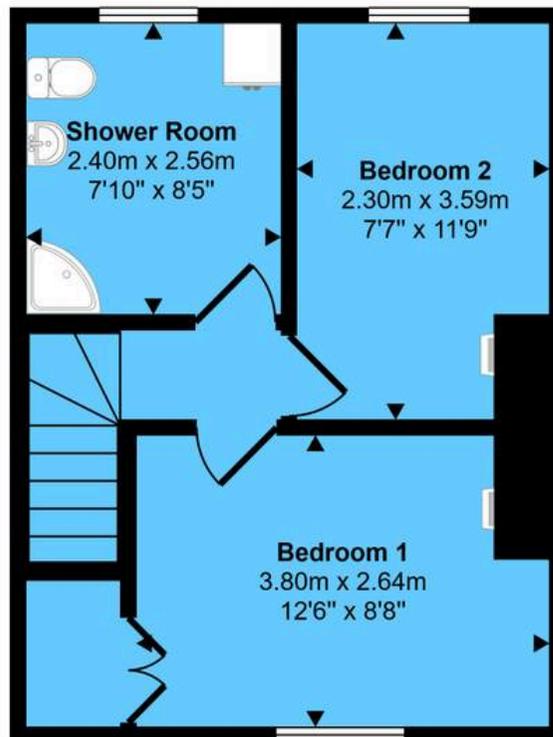
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



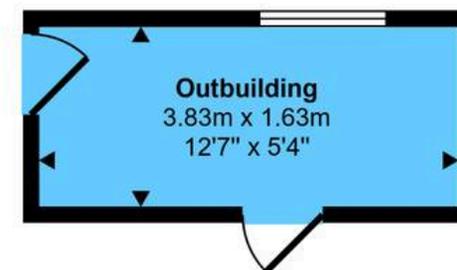
Approx Gross Internal Area  
67 sq m / 723 sq ft



Ground Floor  
Approx 31 sq m / 329 sq ft



First Floor  
Approx 30 sq m / 327 sq ft



Outbuilding  
Approx 6 sq m / 67 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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