



96 POPLAR ROAD, DORRIDGE B93 8DG  
ASKING PRICE OF £359,950



» No Upward Chain

» Semi Detached

» Three Bedrooms

» Extended to the Rear

» Open Plan Living/Dining Room

» Close To Dorridge Village & Station

» Large Rear Garden

» Garage

» In Need Of Some Modernisation

## PROPERTY OVERVIEW

Located just a short walk to Dorridge Village and Station, this extended three bedroom semi detached property benefits from being offered to the market with no upward chain. Having been extended to the rear and benefiting from a large rear garden, the property briefly affords:- entrance porch, hallway, open plan living room / dining room, kitchen, breakfast room / utility, side passage leading to garage, three bedrooms, bathroom and established and large rear garden. The property requires some cosmetic modernisation.

## PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities (including to newly built Sainsbury's supermarket) and is situated a short distance from Dorridge Station which provides main line links in to Birmingham Snow Hill and London Marylebone. In addition, the property is located some three miles in distance from Junction 4 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M42 / M40. The excellent shopping facilities of Solihull are also located close by (approx four miles) containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

## COUNCIL TAX

Band D

## TENURE

Freehold

## SERVICES

Mains Gas, Electricity and Water

## BROADBAND

Currently No Provider

## LOFT SPACE

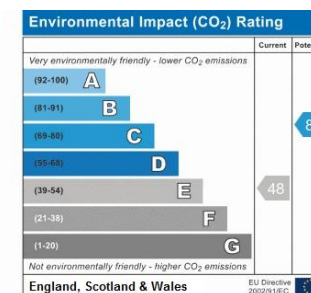
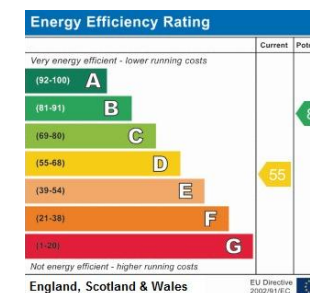
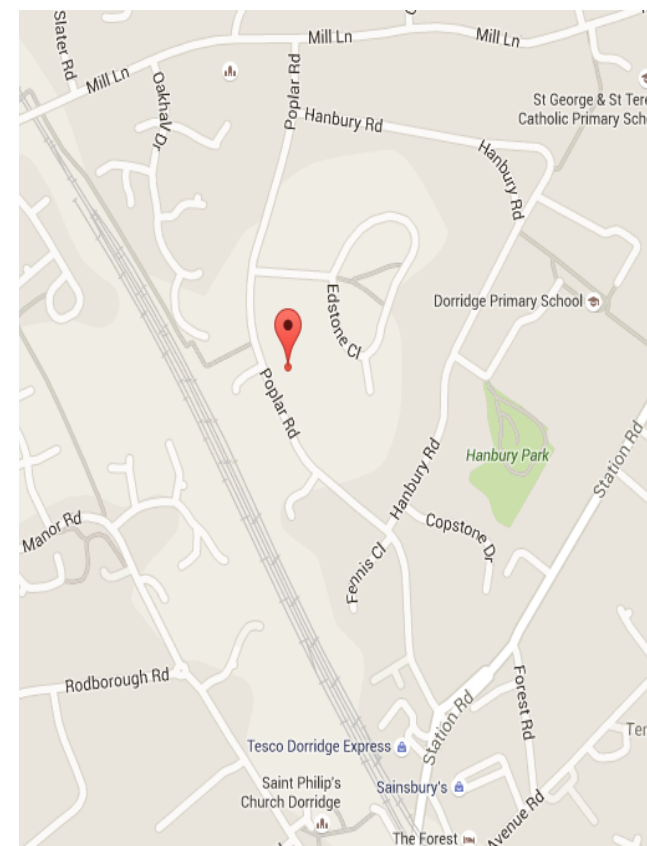
Partially boarded with ladder and lighting

## GARDEN

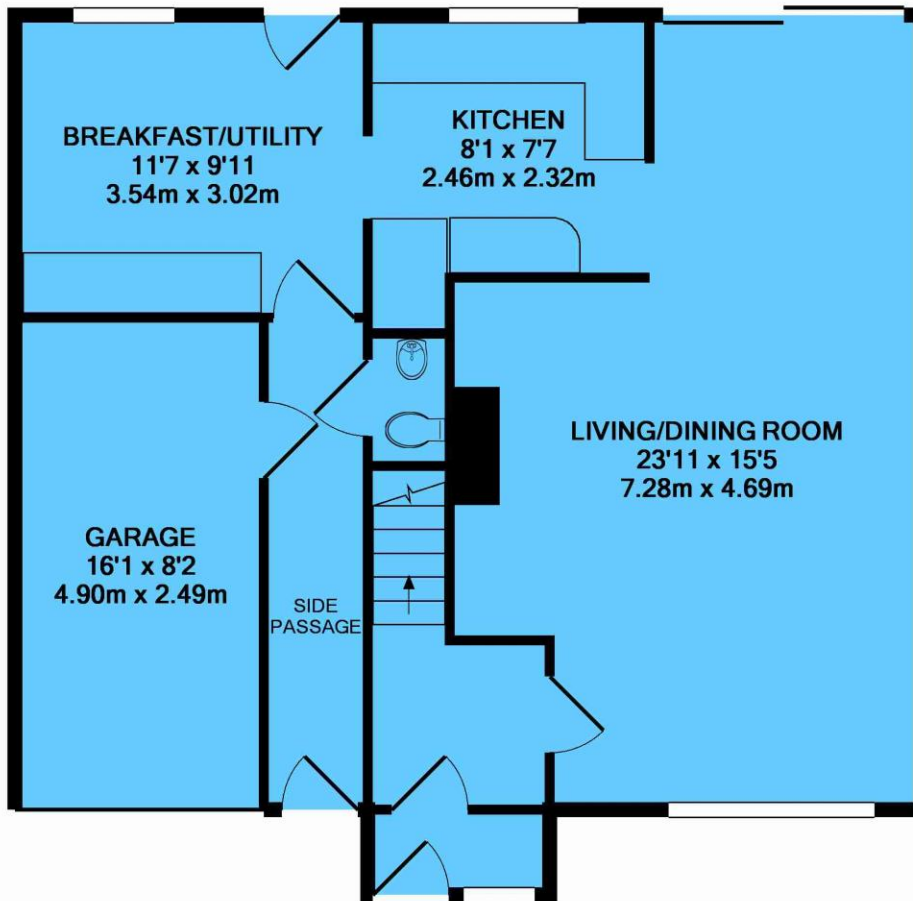
North Easterly

## ITEMS INCLUDED IN THE SALE

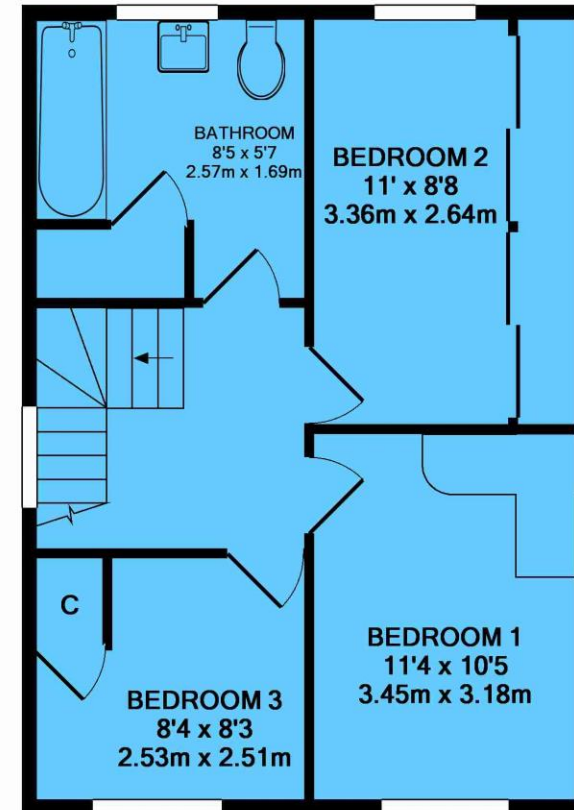
Carpets and Curtains Only







GROUND FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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