



## Poplar Road, Dorridge

Guide Price £135,000



## PROPERTY OVERVIEW

In a highly sought after location, this one-bedroom first-floor maisonette offers an exceptional opportunity for those seeking a comfortable and convenient living space in the heart of Dorridge. With no upward chain.

Upon entering, you are greeted by a large and bright lounge leading to a modern and well-appointed fitted kitchen which is equipped with modern Bosch appliances.

The property features a generously sized bedroom which is serviced by a modern walk-in shower room.

Situated within walking distance to Dorridge Town Centre, residents of this maisonette can enjoy easy access to a range of amenities, including shops, restaurants, entertainment options and Dorridge Train Station. The central location of the property ensures that everything you need is right at your doorstep.

This property is exclusively available to those over 55, offering a peaceful and quiet environment for residents to enjoy. The age-restricted nature of the property ensures a harmonious community atmosphere and a sense of security for all residents.





In summary, this one-bedroom maisonette offers a blend of modern comfort and convenience in a central location. With its well-appointed kitchen, modern shower room, and close proximity to Dorridge Town Centre, this property presents an ideal opportunity for those looking to downsize or secure a low-maintenance home in a prime location. Don't miss out on the chance to make this wonderful property your own and start enjoying the benefits of easy, comfortable living in Dorridge.

#### 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: B

Tenure: Leasehold

- One Bedroom First Floor Maisonette
- No Upward Chain
- Modern Fitted Kitchen
- Walking Distance To Dorridge Town Centre
- Modern Walk In Shower Room
- Over 55s Only
- Central Location





## **FIRST FLOOR**

### **LIVING ROOM**

16' 9" x 10' 2" (5.10m x 3.09m)

### **KITCHEN**

8' 10" x 6' 3" (2.70m x 1.90m)

### **BEDROOM**

13' 6" x 9' 6" (4.11m x 2.90m)

### **SHOWER ROOM**

10' 2" x 6' 0" (3.11m x 1.84m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 45.0 sq.m. = 484 sq.ft. approx.

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge freezer, Bosch washer dryer, all carpets, all curtains and all light fittings.

### **ADDITIONAL INFORMATION**

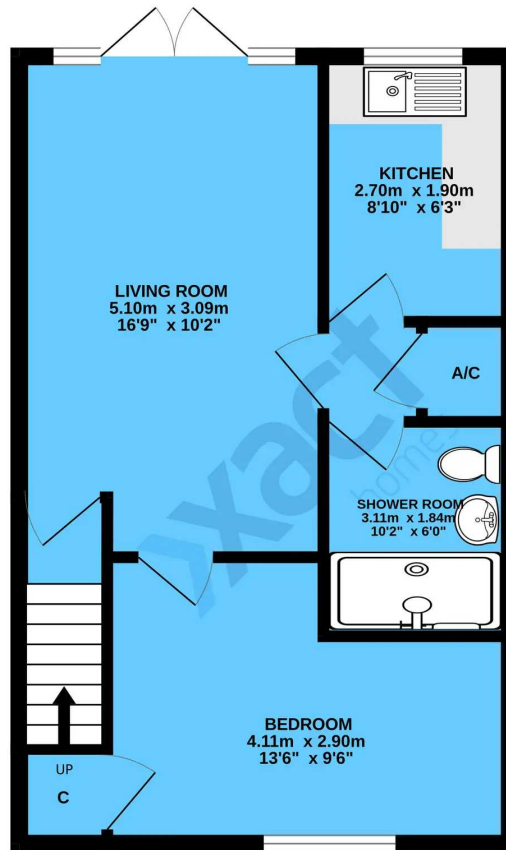
Services - mains gas, electricity and mains sewers.  
Loft space - boarded with ladder and lighting. Service charge - £1800 (pa).

### **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.



1ST FLOOR



TOTAL FLOOR AREA : 45.0 sq.m. (484 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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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

