



Poplar Road, Dorridge

Guide Price £205,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this two bedroom first floor apartment located in the heart of Dorridge within easy walking distance to all local amenities and Dorridge Station. The property is set behind secure electric gates with one allocated parking space and is accessed via a communal entrance with lift access to all floors. Upon entering the apartment you are greeted by a spacious entrance hallway connecting all rooms including:- a large living / dining room with Juliet balcony overlooking the front of the property; a fitted kitchen with fully integrated appliances; two double bedrooms, one of which benefits from an ensuite; and a family bathroom. Outside the property enjoys a communal garden to rear and the front is a bike rack and bin store. To view this superb apartment call Xact Homes today on 01564 777284.

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To Dorridge Station
- Living / Dining Room
- Fitted Kitchen
- Ensuite & Family Bathroom
- Communal Garden



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: E

Tenure: Leasehold





FIRST FLOOR

ENTRANCE HALLWAY

LIVING / DINING ROOM

16' 8" x 16' 4" (5.09m x 4.99m)

JULIET BALCONY

KITCHEN

12' 5" x 7' 1" (3.78m x 2.15m)

BEDROOM ONE

13' 8" x 12' 8" (4.16m x 3.86m)

EN-SUITE

9' 4" x 4' 6" (2.84m x 1.38m)

BEDROOM TWO

13' 6" x 8' 9" (4.12m x 2.67m)

BATHROOM

8' 2" x 7' 5" (2.49m x 2.26m)

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ONE ALLOCATED PARKING SPACE

BIKE RACK

BIN STORE



ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, washer dryer, all curtains, fitted wardrobes in both bedrooms, and all light fittings.

ADDITIONAL INFORMATION

Services - electricity and mains sewers. Ground rent - £250 (pa). Service charge - £2550 (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



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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