



Poplar Road, Dorridge

Guide Price £220,000





PROPERTY OVERVIEW

Presenting this charming terraced one-bedroom retirement bungalow tailored for over 55s, delivering both comfort and convenience. Nestled within the sought-after locale of Dorridge, this property offers an ideal setting for those seeking a tranquil retirement retreat.

Upon entry, one is greeted with a spacious lounge/diner, providing ample room for relaxation and entertainment. This living space seamlessly transitions into a fully-fitted kitchen, complete with modern fixtures and fittings, catering to the culinary needs of the discerning resident.

Thoughtfully designed, the property encompasses a generously sized bedroom, offering a sanctuary for rest and rejuvenation. This accommodation is complemented by a well-appointed shower room, allowing functionality and comfort to seamlessly intertwine.

Ideal for those seeking a hassle-free transition, the property is presented to the market with the added benefit of no upward chain, streamlining the buying process for prospective purchasers. Moreover, the inclusion of solar panels not only contributes to eco-conscious living but also presents the opportunity for reduced energy costs, aligning the property with sustainable living solutions.





Parking facilities further enhance the practicality of this residence, ensuring residents will always find a convenient space for their vehicles. The convenience extends beyond the property's borders, as it is ideally located within walking distance of Dorridge Village. Residents will find themselves within easy reach of a diverse array of local amenities, fostering a lifestyle defined by accessibility and ease.

In summation, this property offers a harmonious blend of comfort, convenience, and practicality, tailored to meet the needs of those seeking a refined retirement living experience. Boasting a desirable location, well-appointed living spaces, and a range of sought-after features, this terraced retirement bungalow stands as a rare opportunity within the vibrant community of Dorridge.

- Over 55s One Bedroom Retirement Bungalow
- The Property Is Comprised Of A Large Lounge / Diner With A Fully Fitted Kitchen
- The Property Boasts One Large Bedroom Which Is Supported By A Well Appointed Shower Room
- Offered To The Market With The Benefit Of No Upward Chain
- Benefiting From Solar Panels & Parking
- Located Walking Distance To Dorridge Village & All Of Dorridge's Amenities





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: C

Tenure: Share of Freehold



ENTRANCE HALLWAY

LOUNGE / DINER

17' 4" x 9' 9" (5.28m x 2.96m)

KITCHEN

7' 3" x 6' 7" (2.20m x 2.01m)

BEDROOM

13' 5" x 8' 8" (4.09m x 2.64m)

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m)

TOTAL SQUARE FOOTAGE

38.1 sq.m (410 sq.ft) approx.

OUTSIDE THE PROPERTY

OFF STREET PARKING



ITEMS INCLUDED IN THE SALE

Beko free-standing cooker, extractor, fridge, freezer, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in bedroom, new energy efficient storage heating, new Ariston water heater (providing economical hot water) and newly fitted 8kW solar panels (providing cheap electricity).

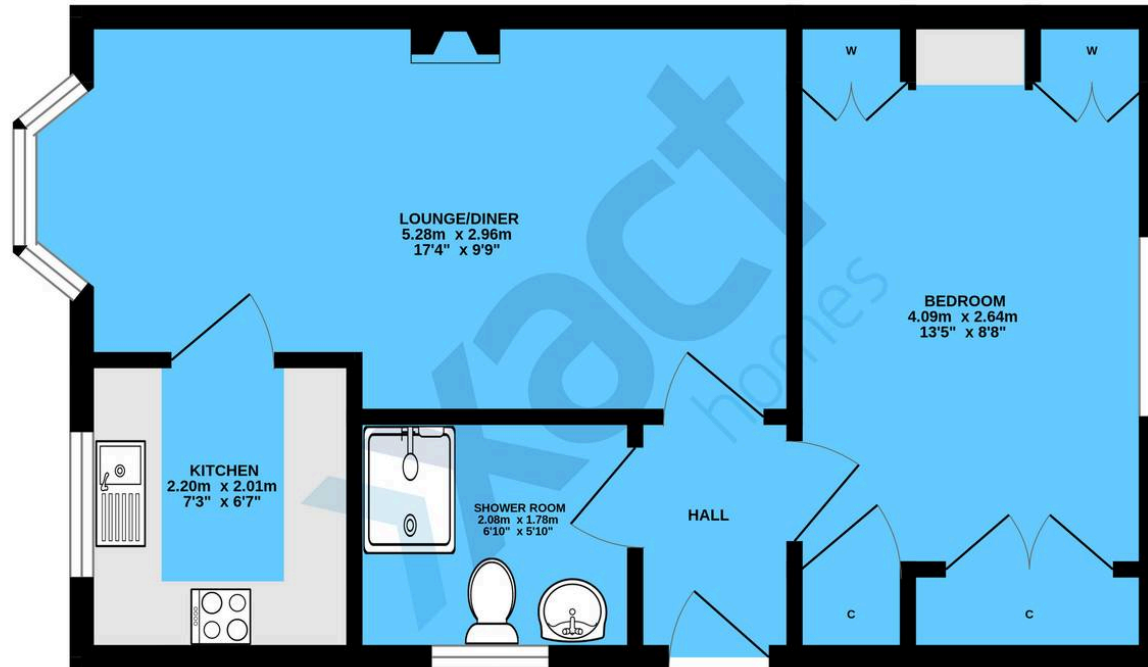
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Service charge - £1,975 pa. Ground rent - £150 pa. (not payable as share in freehold company).

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.

GROUND FLOOR



TOTAL FLOOR AREA : 38.1 sq.m. (410 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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