



Poplar Road, Dorridge

Guide Price £500,000





PROPERTY OVERVIEW

Nestled within a coveted location, this three-bedroom semi-detached property offers a rare opportunity to acquire a family home with exceptional potential. Presented to the market with no upward chain, this residence is situated just a short stroll away from the charming Dorridge Village and train station, making it an ideal retreat for those seeking convenience and connectivity.

Approached through a generous driveway providing ample parking space and leading to a garage, the property boasts a well-proportioned layout designed to accommodate modern family living. Upon entry, a welcoming reception hall sets the tone, leading into a spacious living room that exudes warmth and comfort. Adjacent lies a kitchen diner and utility area, offering a versatile space for culinary pursuits and daily jobs.



Ascending the stairs to the first floor, three bedrooms await, providing a private sanctuary for rest and relaxation. There is a well-appointed family shower room, catering to the needs of the household with practicality and style. Access to a large loft area from the landing completes this level.



Stepping outside, the rear garden unfolds as a landscaped oasis, predominantly laid to lawn and thoughtfully complemented by a full-width patio. Creating an inviting setting for outdoor activities, alfresco dining, and moments of repose, the garden amplifies the appeal of this property as a welcoming family abode.

Benefiting from scope for extension, subject to obtaining the necessary planning permissions, this residence offers an exciting opportunity to tailor the living space to individual requirements and aspirations. Whether seeking additional accommodation or aiming to enhance the existing layout, the property presents a canvas for creativity and personalisation, promising a home that is uniquely tailored to one's vision.

Overall, this property represents a superb opportunity to acquire a family residence with outstanding potential in a sought-after locale. With its convenient proximity to local amenities, transport links, and schools, this home caters to the demands of a modern lifestyle, promising a harmonious blend of comfort, convenience, and opportunity. Schedule a viewing today to experience the promise of this exceptional family home firsthand.





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





- No Upward Chain
- Three Bedroom Semi Detached Property Located A Short Walk Away From Dorridge Village And Station
- Scope For Extension STPP
- Set Behind A Large Driveway Providing Ample Parking And Leading To A Garage
- Reception Hall Leading Into A Large Living Room And Kitchen Diner Plus Utility
- Three Bedrooms To First Floor With Family Shower Room And Loft Access
- Large Landscaped Rear Garden Mainly Laid With Lawn Boasting A Full Width Patio
- Superb Family Home With Outstanding Potential



ENTRANCE HALLWAY

LIVING ROOM

14' 6" x 12' 9" (4.43m x 3.88m)

KITCHEN DINER

18' 11" x 7' 9" (5.77m x 2.37m)

UTILITY AREA

11' 10" x 8' 4" (3.61m x 2.53m)

INTEGRAL GARAGE

15' 11" x 11' 10" (4.86m x 3.61m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 3" x 10' 6" (3.44m x 3.19m)

BEDROOM TWO

11' 0" x 10' 4" (3.36m x 3.15m)

BEDROOM THREE

8' 4" x 8' 3" (2.54m x 2.51m)

SHOWER ROOM

8' 1" x 7' 9" (2.47m x 2.35m)

TOTAL SQUARE FOOTAGE

97.1 sq.m (1045 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

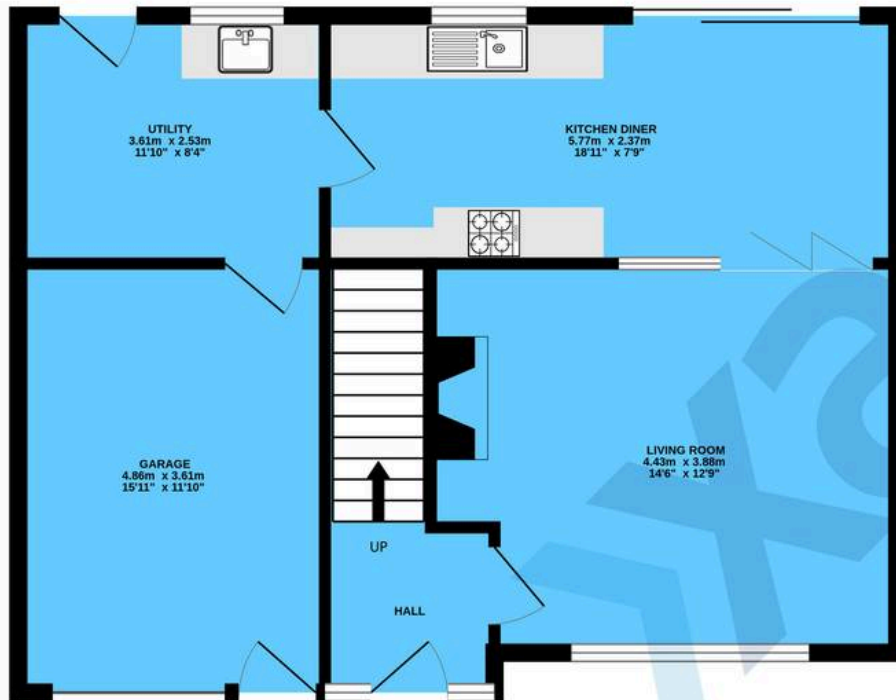
ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises).

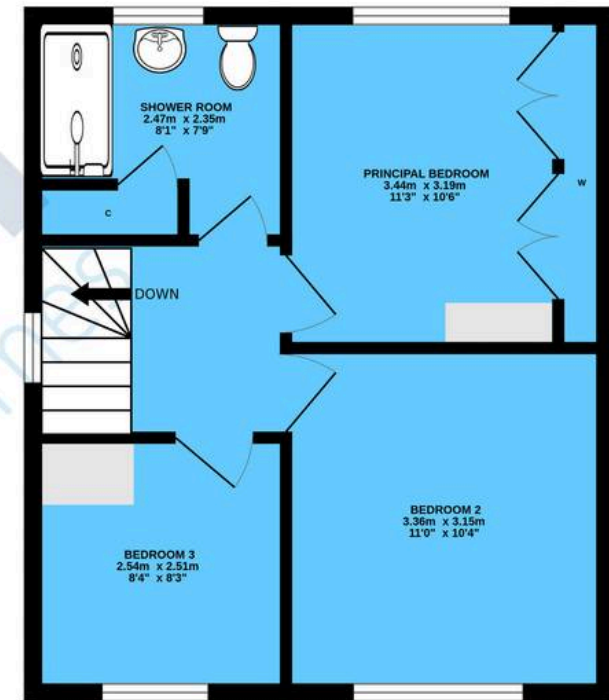
INFORMATION FOR POTENTIAL BUYERS

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



1ST FLOOR



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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