

A yellow oval logo with a green border. The word 'melvyn' is in a small, green, sans-serif font. Below it, 'Danes' is in a large, bold, green, sans-serif font. At the bottom, 'ESTATE AGENTS' is in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house. The central part of the house is white-painted brick with a black door and a large bay window. To the left is a red brick section with a black door and a small window. To the right is another red brick section with a black door and a bay window. The house has a tiled roof with a chimney. In the foreground, there is a gravel driveway and a green lawn with a low brick wall and some bushes.

Poplar Road
Dorridge
Offers Around £359,950

Description

The popular village of Dorridge is located some 4 miles from the centre of Solihull and offers a superb opportunity to live in a location that offers the best that Solihull can offer.

There is excellent facilities within the village including a shopping centre, a railway station that offers commuter services into London and Birmingham and outstanding schooling including Dorridge Infant and Juniors and the renowned Arden Secondary School.

There are areas of open countryside for recreation near to the village and access via the M42 to the whole of the Midlands Motorway network.

Situated on one of the roads that runs right into the heart of the village where one will find Sainsburys Supermarket, a host of shops, coffee shops, bars and restaurants and of course Dorridge train station.

A superb position therefore for this traditional terraced house which has been extended to the rear and offers well proportioned accommodation with a good sized garden to the rear. Being sold with no upward chain and ready for immediate occupation; this charming house requires immediate internal inspection.



FRONT HARDSTANDING

RECEPTION HALLWAY

LOUNGE

13'9" into bay x 11'9" (4.19m into bay
x 3.58m)

DINING ROOM

15'0" x 10'4" (4.57m x 3.15m)

KITCHEN

12'4" x 6'8" (3.76m x 2.03m)

BREAKFAST ROOM/STUDY

7'8" x 6'9" (2.34m x 2.06m)

FIRST FLOOR LANDING

BEDROOM ONE

11'10" x 11'7" (3.61m x 3.53m)

BEDROOM TWO

10'4" x 8'3" (3.15m x 2.51m)

BATHROOM

DELIGHTFUL REAR GARDEN



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 08/07/2025. Actual service availability at the property or speeds received may be different.

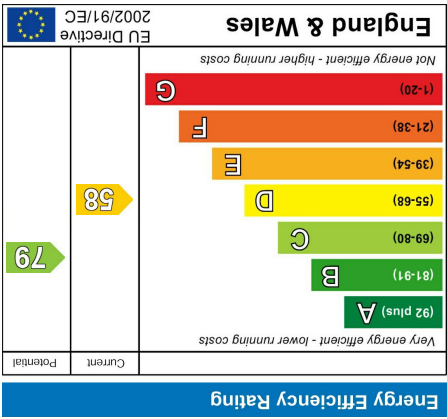
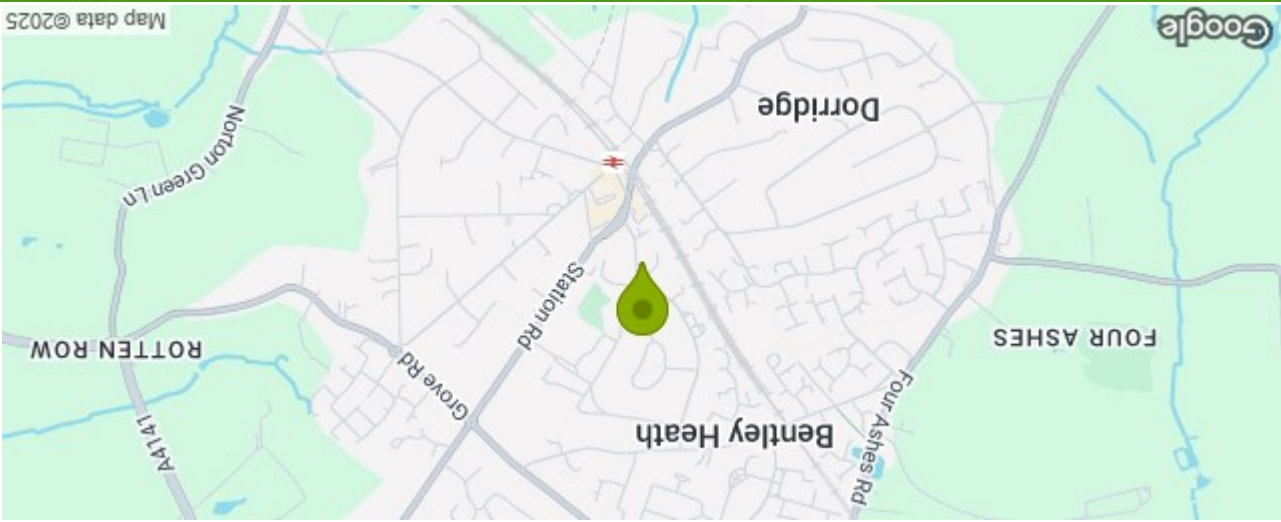
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 08/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

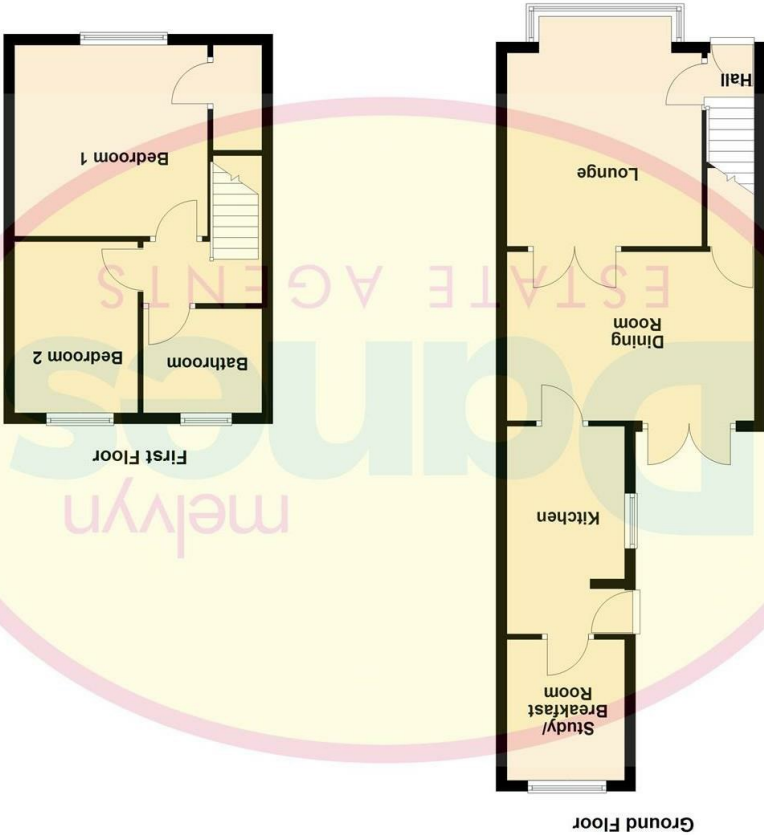
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



39 Poplar Road Dorridge Solihull B93 8DD
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.