







# Poplar Road, Solihull

**Tenure: Freehold**

- Two-bedroom terraced property
- Two separate reception rooms
- Ground-floor WC
- Well-proportioned accommodation arranged over two floors
- Excellent transport links, including Dorridge railway station
- Sought-after village location of Dorridge
- Fitted kitchen
- Principal bedroom with en-suite bathroom
- Convenient access to local shops and amenities
- Ideal for first-time buyers, families and investors

## Guide Price £375,000

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# Poplar Road, Dorridge

## DESCRIPTION

Two-Bedroom Terraced Property in the Highly Desirable Village of Dorridge

Situated in the sought-after village of Dorridge, this two-bedroom terraced property offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to put their own stamp on a home. Requiring some cosmetic updating and TLC, the property offers excellent potential for first-time buyers, investors and those seeking a home in a desirable residential location.

The ground floor welcomes you into a well-proportioned living room featuring an attractive bay window, allowing natural light to fill the space. A second reception room provides a versatile setting for formal dining, entertaining or additional family living. To the rear is a fitted kitchen offering storage and preparation space, complemented by a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. Both bedrooms offer comfortable accommodation with scope for personalisation.

Dorridge is renowned for its desirable village atmosphere, excellent amenities and highly regarded schools, including Dorridge Primary School, Bentley Heath Church of England Primary School and Arden Academy, subject to catchment and admissions criteria.

The village centre offers independent shops, cafés, restaurants and a Sainsbury's supermarket. Nearby Dorridge Park provides attractive green spaces, while Knowle and Solihull town centre offer further shopping, dining and leisure facilities.

Dorridge railway station provides convenient connections to Birmingham and London Marylebone, with easy access to the M42 motorway network.

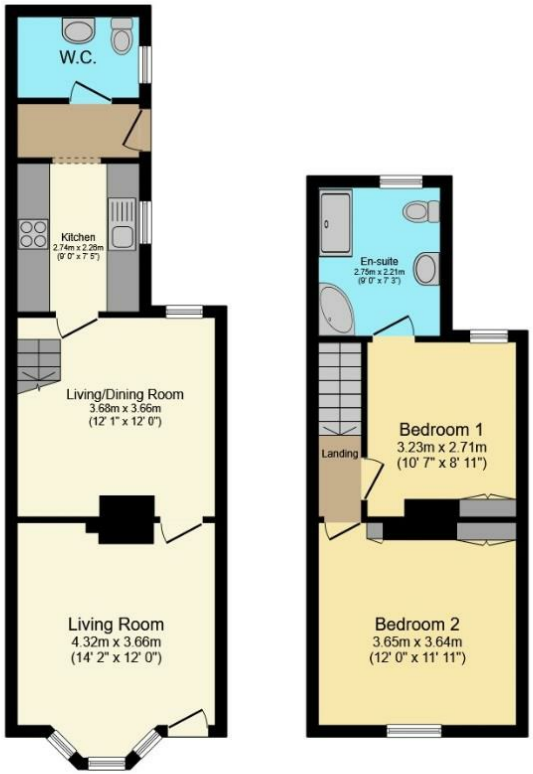
Offering excellent potential in a prime village location, this property represents a fantastic opportunity to create a home tailored to individual tastes and requirements.












Total floor area 73.2 sq.m. (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Viewing

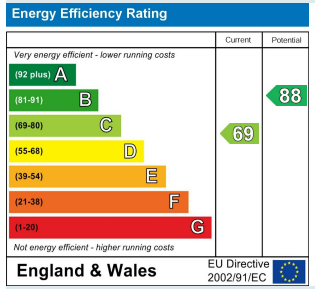
Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

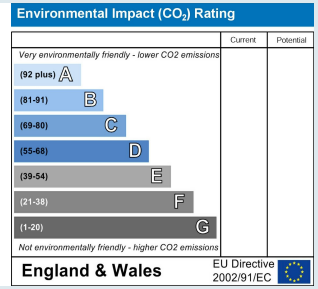
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Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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