



Poplar Road, Dorridge

Guide Price £600,000





PROPERTY OVERVIEW

This modernised four bedroom, two bathroom semi-detached house is located within the highly desirable Dorridge Village, offering an exceptional standard of accommodation throughout. Set behind a tarmac driveway, the property is accessed via a welcoming entrance hallway. The ground floor comprises two well-proportioned reception rooms, including a comfortable lounge and a versatile dining room that is equally suited for use as a playroom or study, providing flexible living space to suit a variety of needs. To the rear of the house, a newly fitted breakfast kitchen serves as the heart of the home, featuring contemporary units, fully integrated appliances and French doors that create a seamless connection to the garden. The kitchen is further supported by a useful utility room, providing additional storage and laundry facilities. On the first floor, four generously sized bedrooms offer ample space for family living, all of which are serviced by two modern bathrooms, including a stylish en-suite to the principal bedroom. The property benefits from planning permission for a thoughtfully designed kitchen extension, providing scope for future enhancement and personalisation. Planning reference PL/2024/00100/MINFHO.





Ideally situated within walking distance of Dorridge Station and the excellent amenities that Dorridge Village has to offer, this home is perfect for commuters and families alike. The area is renowned for its outstanding local schools, making it an ideal choice for those seeking quality education options. With its combination of spacious, flexible interiors, high specification finishes and a prime village location, this property presents an outstanding opportunity to acquire a substantial family home in one of Solihull's most sought-after settings. Early viewing is highly recommended to fully appreciate the quality and potential of this superb residence.

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





- Modernised Four Bedroom, Two Bathroom Semi-Detached House Located Within Dorridge Village
- Set Behind A Tarmac Driveway
- Two Reception Rooms, A Lounge & A Versatile Dining Room, Playroom Or Study
- To The Rear Of The Property Is A Large Newly Fitted Breakfast Kitchen With Fully Fitted Appliances & French Doors Onto The Garden. The Kitchen Is Supported By A Utility Room
- To The First Floor Are Four Well Proportioned Bedrooms All Of Which Are Serviced By Two Modern Bathrooms One Of Which Is En-Suite
- To The Rear Of The Property Is A Large Landscaped South Easterly Facing Garden With Is Mainly Laid With Lawn & Features A Large Patio Area
- With The Added Benefit Of Planning Permission For A Well Thought Out Kitchen Extension
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Ideally Situated For Local Schools

ENTRANCE HALLWAY

WC

LOUNGE

11' 3" x 14' 5" (3.43m x 4.40m)

DINING ROOM

7' 4" x 12' 2" (2.24m x 3.72m)

BREAKFAST KITCHEN

26' 5" x 7' 8" (8.05m x 2.33m)

UTILITY

7' 3" x 4' 9" (2.21m x 1.45m)



FIRST FLOOR

PRINCIPAL BEDROOM

7' 5" x 15' 3" (2.26m x 4.65m)

ENSUITE

7' 4" x 4' 10" (2.23m x 1.48m)

BEDROOM TWO

10' 2" x 11' 10" (3.10m x 3.61m)

BEDROOM THREE

10' 0" x 10' 7" (3.04m x 3.23m)

BEDROOM FOUR

7' 8" x 6' 0" (2.34m x 1.83m)

BATHROOM

7' 9" x 7' 9" (2.36m x 2.37m)

TOTAL SQUARE FOOTAGE

117.0 sq.m (1257 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH LARGE PATIO AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Zanussi integrated hob, extractor, Bosch fridge, Kenwood freezer, AEG dishwasher, garden shed, all carpets, some curtains, blinds and light fittings, car charging point (fitted 2024) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



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.

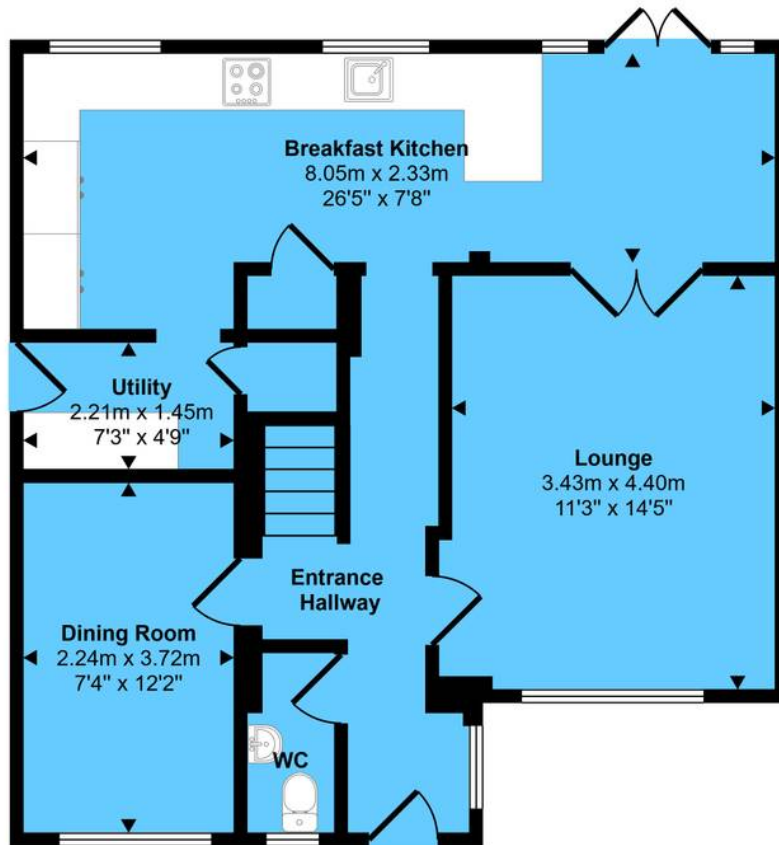
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

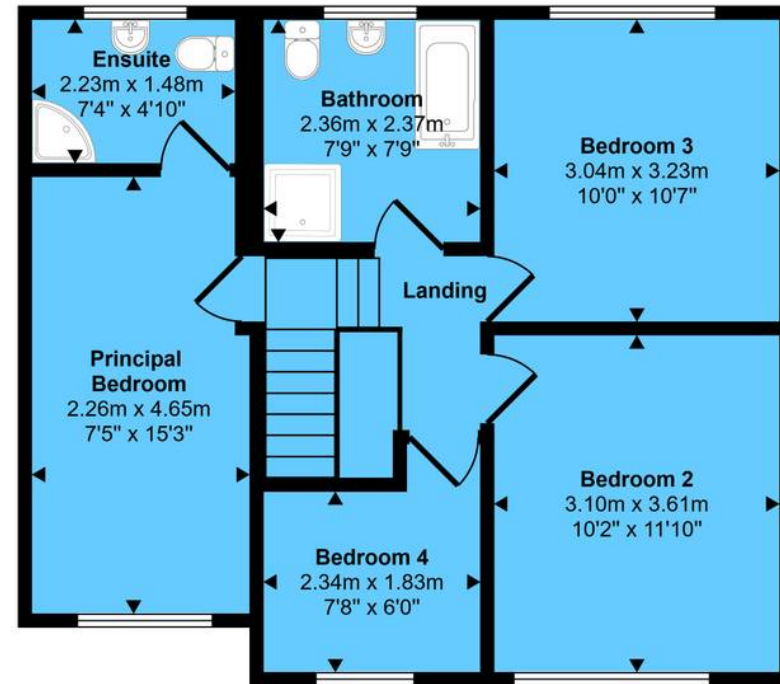
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
117 sq m / 1257 sq ft



Ground Floor
Approx 62 sq m / 673 sq ft



First Floor
Approx 54 sq m / 584 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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