



# Poplar Road, Dorridge

Guide Price £180,000





## PROPERTY OVERVIEW

This modernised two bedroom first floor maisonette is exclusively available for the over 55s and is ideally situated within walking distance of Dorridge Village, offering convenient access to the wide variety of amenities the village provides.

The property is presented in excellent condition throughout and benefits from a well-proportioned lounge featuring a Juliette balcony, which offers pleasant views over the communal gardens (visible from the lounge). The fully fitted modern kitchen is equipped with contemporary units and integrated appliances, providing a practical and attractive space for meal preparation.

Both bedrooms are generously sized, allowing for flexibility in their use as either sleeping accommodation or a study, and are serviced by a stylish, modern shower room fitted with quality fixtures and fittings.

The maisonette is offered to the market with the added benefit of no upward chain, ensuring a straightforward and uncomplicated purchase process for prospective buyers.

Residents enjoy the use of a communal lounge (perfect for socialising with neighbours), a laundry room for added convenience, and the option of visitor overnight accommodation for guests.





For added peace of mind, a Careline call facility and on-site warden are available if required, and these are included within the service charge. The property also comes with the opportunity to purchase a share of the freehold. For those without a car, a bus stop with services into Knowle and Solihull town centre is located outside the property.

With its combination of modern interiors, excellent communal facilities, and a sought-after location just a stone's throw from Dorridge Village, this maisonette represents an outstanding opportunity for those seeking a comfortable and secure home within a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

#### PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought-after village, situated on the edge of open countryside, offering a wide range of local amenities including a Sainsbury's Superstore, pharmacy, doctor's surgery and a selection of cafes. The village 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. A few minutes' drive away is the nearby town of Solihull, home to the highly regarded 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: B

Tenure: Leasehold





- Modernised Two Bedroom First Floor Maisonette For The Over 55s Located Walking Distance To Dorridge Village
- The Property Includes A Well-Proportioned Lounge With A Juliette Balcony Overlooking The Communal Gardens & A Fully Fitted Modern Kitchen
- With Two Bedrooms, Both Of Which Are Serviced By A Modern Shower Room
- Located A Stone's Throw Away From Dorridge Village & All Of The Amenities Dorridge Village Has To Offer
- Offered To The Market With The Added Benefit Of No Upward Chain
- Residents Enjoy The Use Of A Communal Lounge, Laundry Room As Well As Visitor Overnight Accommodation
- Careline Call Facility & Onsite Warden If Required, Included Within The Service Charge
- Opportunity To Purchase Share Of Freehold



**ENTRANCE HALLWAY**

**KITCHEN**

8' 3" x 7' 9" (2.52m x 2.37m)

**LOUNGE**

16' 8" x 10' 6" (5.09m x 3.20m)

**PRINCIPAL BEDROOM**

11' 7" x 9' 7" (3.53m x 2.92m)

**BEDROOM TWO**

8' 7" x 7' 5" (2.61m x 2.27m)

**SHOWER ROOM**

6' 9" x 5' 6" (2.07m x 1.68m)

**TOTAL SQUARE FOOTAGE**

54.0 sq.m (583 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**OFF STREET PARKING**

**COMMUNAL GARDENS**

**COMMUNAL LOUNGE**

**LAUNDRY ROOM**

**OVERNIGHT VISITOR ACCOMMODATION AVAILABLE**

**CARELINE CALL FACILITY & ONSITE WARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated induction hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - full fibre. Service charge - £1,975.00 pa. Ground rent - £185.00 pa.

#### **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.

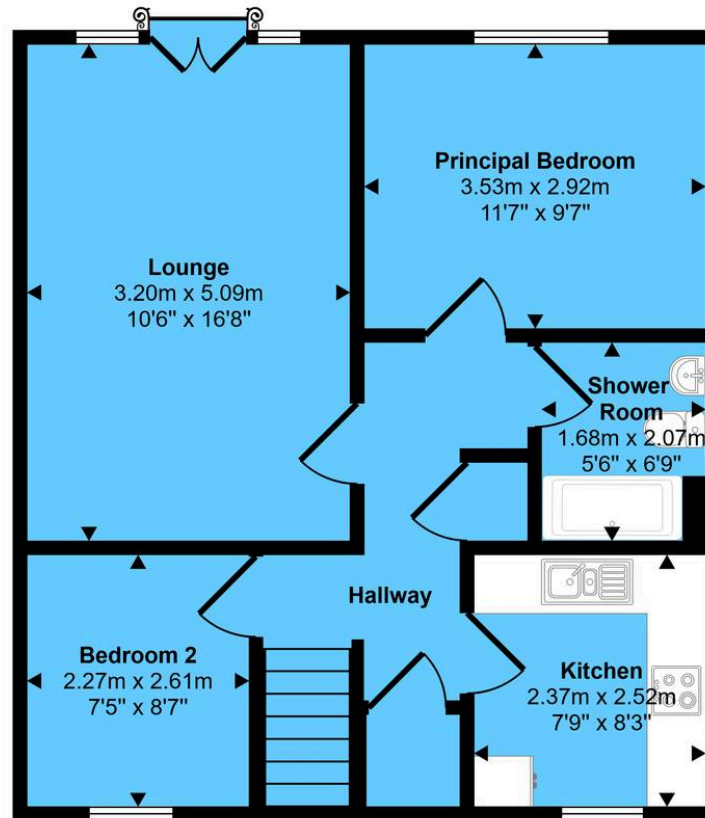
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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  
54 sq m / 583 sq ft



First Floor

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.

**Xact Homes**

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