



£140,000 None

Poplar Road, Dorridge, Solihull, B93 8DG

Maisonette | 1 Bedroom | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- One bedroom
- No Upward Chain
- Communal Garden
- First Floor Maisonette
- Modern Fitted Kitchen
- Shower Room

Property Description

Black and Golds are proud to offer this very well kept one bedroom first floor maisonette situated along Poplar Road, Dorridge, B93. Being sold with no upward chain and available for buyers over the age of 55.

Main Particulars

This pleasant property is ideally located in well maintained communal gardens on Poplar Road with Dorridge Village centre within one quarter of a mile providing excellent retail opportunities including the new Sainsbury development, a doctors' surgery, Dorridge Railway Station and a range of shops and restaurants. The village of Knowle is within close proximity and Solihull Town Centre is within three miles.

Property Key Features:

- No upward chain
- Over 55's first floor Maisonette
- Excellent location close to Dorridge Village
- One good sized double bedroom
- Modern Kitchen
- Very Well Kept
- Modern Shower Room
- Double Glazed
- Electric Storage Heating
- Parking
- Communal Gardens
- On-site part time warden

Full Property Details:

The property is entered via a part glazed entrance door leading to:

Reception Hall:

Having a slimline electric heater and a staircase with handrails leading to the first floor landing.

Doors lead to:

Living Room: (3.1m x 5.1m) (10'2" x 16'8")

Having a carpeted floor, electric storage heater, ceiling light and power points and a Juliet balcony and double glazed window overlooking the rear aspect of the property.

Bedroom: (3.24m x 4.1m) (10'7" x 13'5")

A good sized double bedroom with a carpeted floor, ceiling light and power points, storage heater, built in cupboard over the stairs and a double glazed window overlooking the front aspect of the property.

Inner Hallway: Accessed from the living room and having a door leading to:

Kitchen: (2.7m x 1.9m) (8'10" x 6'2")

A Modern recently refitted kitchen with a range of fitted wall and base units with roll top work surfaces over, stainless steel sink unit with mixer tap, built in fridge freezer, electric cooker and hob, electric storage heater, and space for a washing machine

Shower Room: (2.09m x 1.9m) (6'10" x 6'2")

A Modern fully tiled shower room suite comprising a large walk in shower with glass screen, wash hand basin and low level W.C.,.

Outside:

The property is set in well maintained grounds and fronts onto Poplar Road providing transport links to Dorridge Bentley Heath and Solihull. There is parking to the rear of the property.

On Site Warden:

There is a part time on site warden to offer support if required.

Tenure:

The property is leasehold with a approx. 105 year lease

Service Charge:

The service charge is currently approx. £950 per half year.

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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