
melvyn
Danes
ESTATE AGENTS
133
Rumbush Lane
Dickens Heath
Offers Around £385,000

Description

This prominently positioned three storey semi detached home was constructed by Bryant Homes in 2000 to the 'Avondale' design and offers versatile living accommodation with three double bedrooms.

The property is situated in the modern and vibrant village of Dickens Heath which lies approximately two miles from Shirley town centre.

Situated around a traditional style 'High Street' with convenience store, specialist shops and a public house, this recently constructed village style development offers a locally unique style of development aimed at a large cross section of the community; Offering a variety of property types from purpose built apartments through to substantial executive homes. The village is bordered on all sides by open countryside and farmland providing a truly superb setting and approach.

Further facilities for the community include Dickens Heath Public Library, a doctor's surgery, dental surgery and village hall offering a variety of activities to cater for all types of resident.

The village boasts its own village infant and junior schools and secondary education can be found at nearby Solihull Secondary Schools, and indeed a regular school bus service operates through the village providing transportation for children of a secondary school age. All education facilities are subject to confirmation from the local Education Department.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre - boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon, and closer by Whitlocks End Railway Station can be found in nearby Majors Green, benefiting from rail users parking facilities.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Railway Station.

An ideal location therefore for this pretty house which is being sold with the benefit of no upward chain.













Accommodation

FOREGARDEN

WELCOMING RECEPTION HALLWAY

DINING ROOM
10'5" x 9'2" (3.18m x 2.79m)

BREAKFAST KITCHEN
16'1" x 9'1" (4.90m x 2.77m)

UTILITY ROOM
5'6" x 5'5" (1.68m x 1.65m)

GROUND FLOOR WC

FIRST FLOOR LANDING

FIRST FLOOR LIVING ROOM
15'2" x 10'7" (4.62m x 3.23m)

BEDROOM THREE
13'2" x 8'7" (4.01m x 2.62m)

FAMLY BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE
13'3" x 10'8" (4.04m x 3.25m)

EN SUITE SHOWER ROOM

BEDROOM TWO
13'3" x 8'10" (4.04m x 2.69m)

REAR GARDEN

USEFUL STORE ROOM

SINGLE GARAGE

DRIVEWAY PARKING













TENURE: We are advised that the property is Freehold.

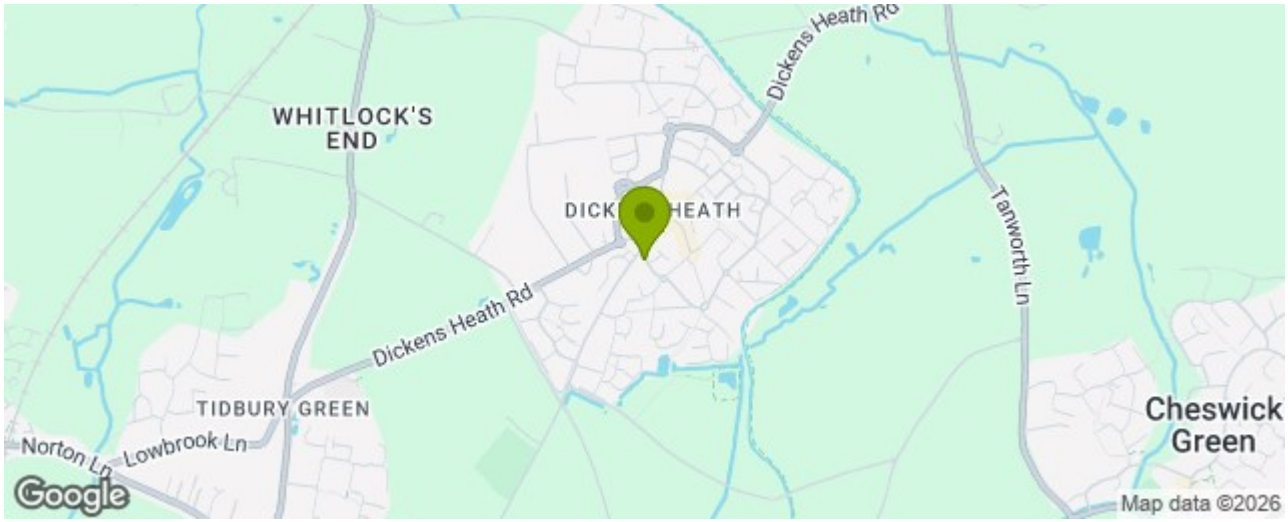
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/05/2026. 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 11/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

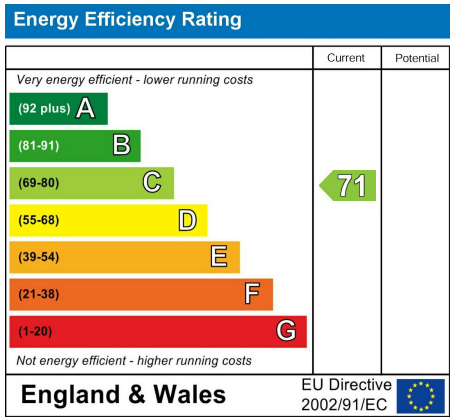
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





133 Rumbush Lane Dickens Heath Solihull B90 1SP
Council Tax Band: E



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.

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