

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn  
Danes**  
ESTATE AGENTS

A yellow oval sign with a red border, mounted on a white post. It features the "melvyn Danes" logo and contact information. The words "FOR SALE" are written in red at the bottom.

**melvyn  
Danes**  
0121 744 2801  
melvyndanes.co.uk  
**FOR SALE**

**Meadow Pleck Lane**

**Dickens Heath**

**Offers Around £585,000**

## Description

Meadow Pleck Lane is situated on the fringes of Dickens Heath. Situated within one of the original phases of the development, Meadow Pleck Lane and Round Close are some of the most established roads, with the benefit of the original hedgerows and aged oak trees.

Meadow Pleck Lane leads directly from Dickens Heath Road, which forms one of the main artery roads through the village. The development benefits from the close proximity of open countryside and the canal, where canal side walks will take you through to Birmingham Centre and Earlswood Lakes. The village boasts its own junior and infant school, Dickens Heath Primary School and secondary education can be found at nearby Solihull secondary schools, including Light Hall and Alderbrook. Education facilities are subject to confirmation from the local Education Department.

The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelrys, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development offering shopping facilities and evening entertainment.

Shirley has its own train station in Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon, and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations.

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 and leisure park, and onto the 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 6 will find National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore, for this very well presented and extended detached house which was originally constructed by Bryant Homes to their 'Richmond' design and has been extended to the ground floor to provide additional living space and has parking for up to 4 cars. The property is being sold with the benefit of no upward chain and viewing is recommended to appreciate the overall presentation of the property.



## Accommodation

**DRIVEWAY PARKING**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**DUAL ASPECT LOUNGE**

19'0" x 11'3" (5.79m x 3.43m)

**DINING/FAMILY ROOM**

9'0" x 11'3" (2.74m x 3.43m)

**EXTENDED DINING KITCHEN**

17'0" x 11'3" (5.18m x 3.43m)

**UTILITY ROOM**

6'3" x 6'0" (1.91m x 1.83m)

**GALLERIED LANDING**

**BEDROOM ONE**

14'0" x 10'8" (4.27m x 3.25m)

**REFITTED EN SUITE**

**BEDROOM TWO**

11'6" x 8'8" (3.51m x 2.64m)

**BEDROOM THREE**

7'8" x 11'7" (2.34m x 3.53m)

**BEDROOM FOUR**

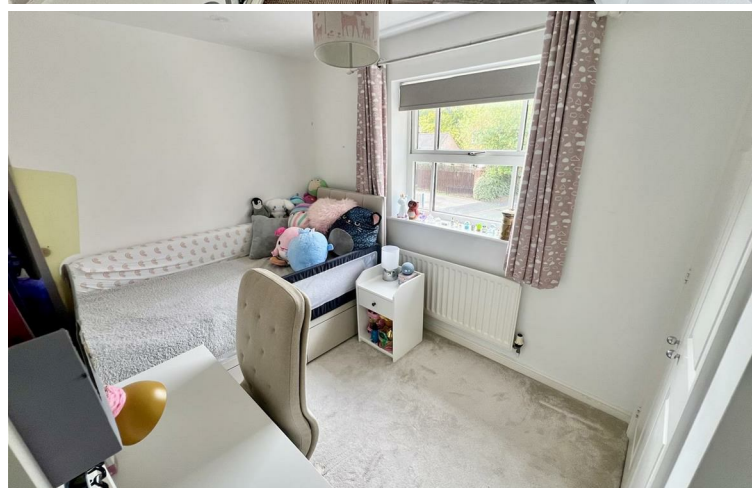
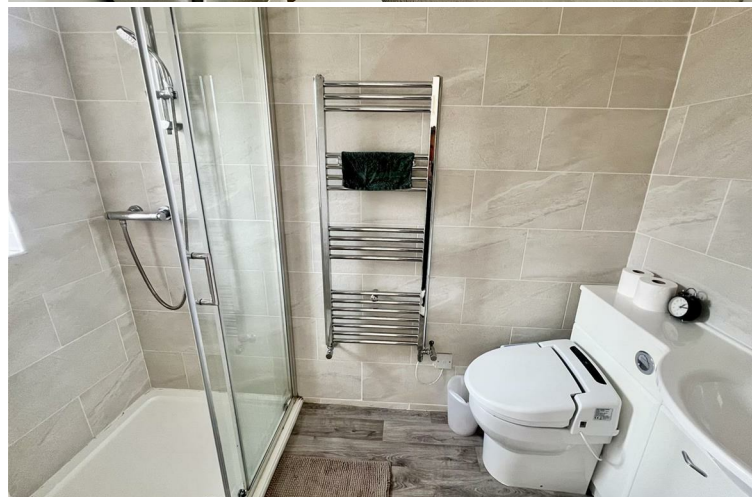
6'8" x 11'6" (2.03m x 3.51m)

**REFITTED BATHROOM**

**REAR GARDEN**

**SINGLE GARAGE**

17'8" x 8'10" (5.38m x 2.69m)



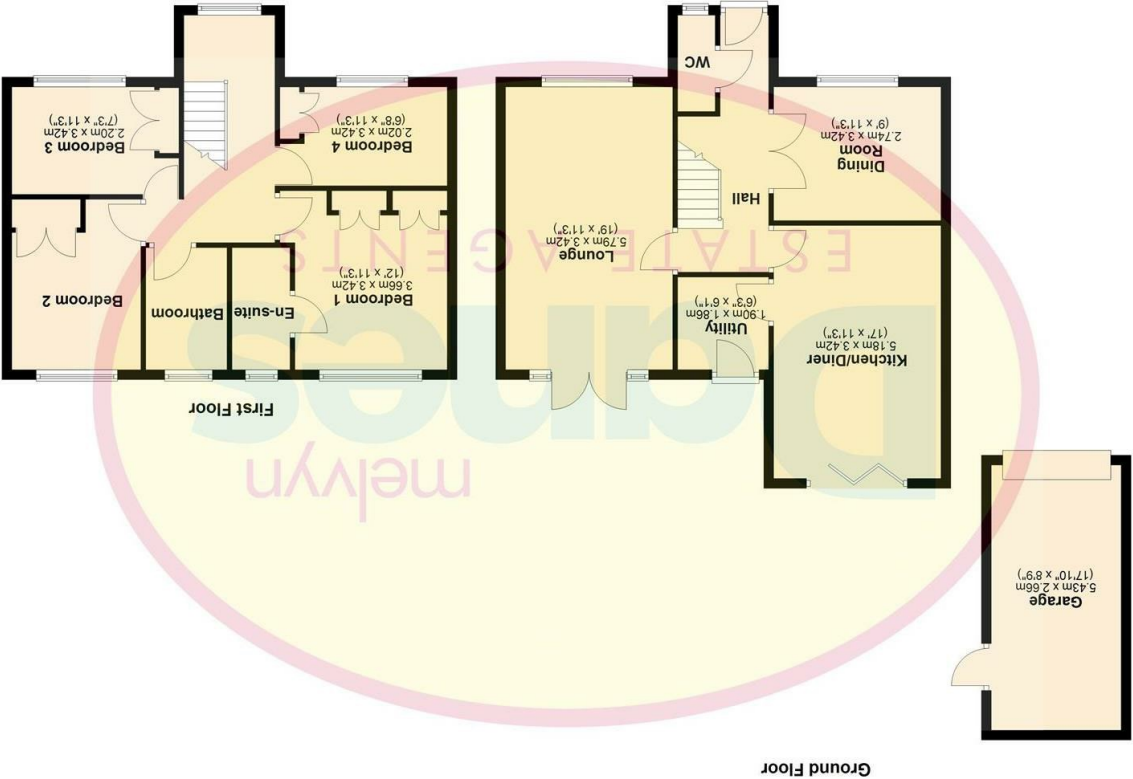
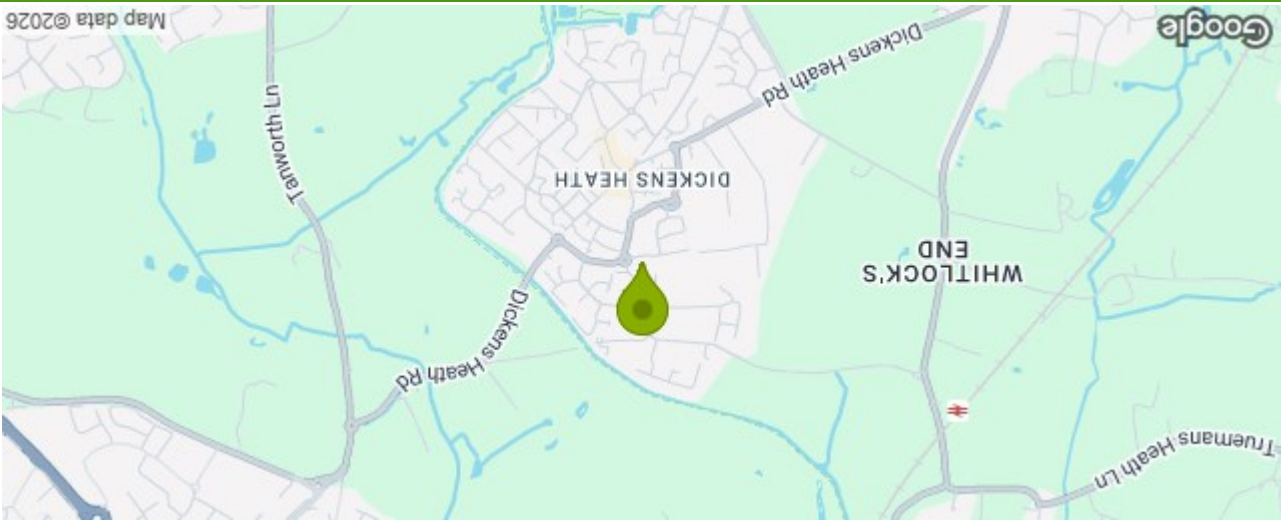
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 25/09/2025. Actual service availability at the property or speeds received may be different. The vendor has advised that there is FTTP at 1gb currently.

MOBILE: We understand that the property is likely to have good outdoor, variable in-home mobile coverage (data taken from checker.ofcom.org.uk on 25/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. The vendor has advised they have mobiles on Three network and they do not have issues with those.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 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 the sale.



### 39 Meadow Pleck Lane Dickens Heath Solihull B90 1SN Council Tax Band: F

| Energy Efficiency Rating                    |  |           |
|---------------------------------------------|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92 plus) A                                 |  |           |
| (81-91) B                                   |  |           |
| (69-80) C                                   |  |           |
| (55-68) D                                   |  |           |
| (39-54) E                                   |  |           |
| (21-38) F                                   |  |           |
| (1-20) G                                    |  |           |
| Not energy efficient - higher running costs |  |           |
| Current                                     |  | Potential |
| 73                                          |  | 77        |
| EU Directive 2002/91/EC                     |  |           |
| England & Wales                             |  |           |

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.