



**melvyn
Danes**
ESTATE AGENTS

**Tythe Barn Lane
Dickens Heath
Offers In Excess Of £220,000**

Description

Three Maypoles Wharf is an exclusive gated development originally constructed in the early 2000's by Laing Homes and enjoys a delightful position on the canal side accessed from Tythe Barn Lane which is located on the far side of the modern village of Dickens Heath. The whole 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, 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 hosteries, 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 and has extensive parking areas for commuters.

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.

The residents of the building enjoy communal gardens that literally side the canal and this particular property enjoys a private aspect overlooking the canal which really needs to be seen to be appreciated.

Located in the rear building on the second floor and enjoying a pleasant aspect over the canal. The property has really high ceilings which aids to the overall feeling of space and really does need to be viewed to be appreciated and is being offered for sale on the basis of no upward chain.



Accommodation

RECEPTION HALLWAY

GENEROUS LIVING & DINING ROOM

27'10" x 10'1" max (8'3" min) (8.48m x 3.07m max (2.51m min))

KITCHEN

8'9" x 6'10" (2.67m x 2.08m)

BEDROOM ONE

16'10" max x 10'11" max (5.13m max x 3.33m max)

EN SUITE SHOWER ROOM

BEDROOM TWO

16'11" max x 7'2" max (5.16m max x 2.18m max)

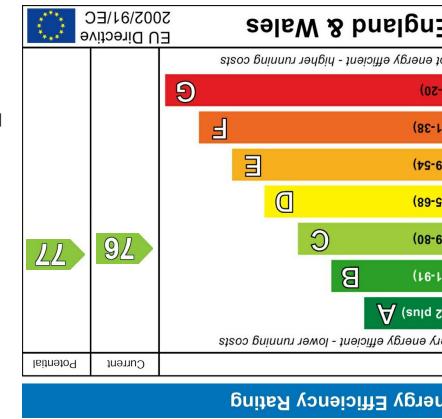
BATHROOM

SINGLE GARAGE EN BLOC

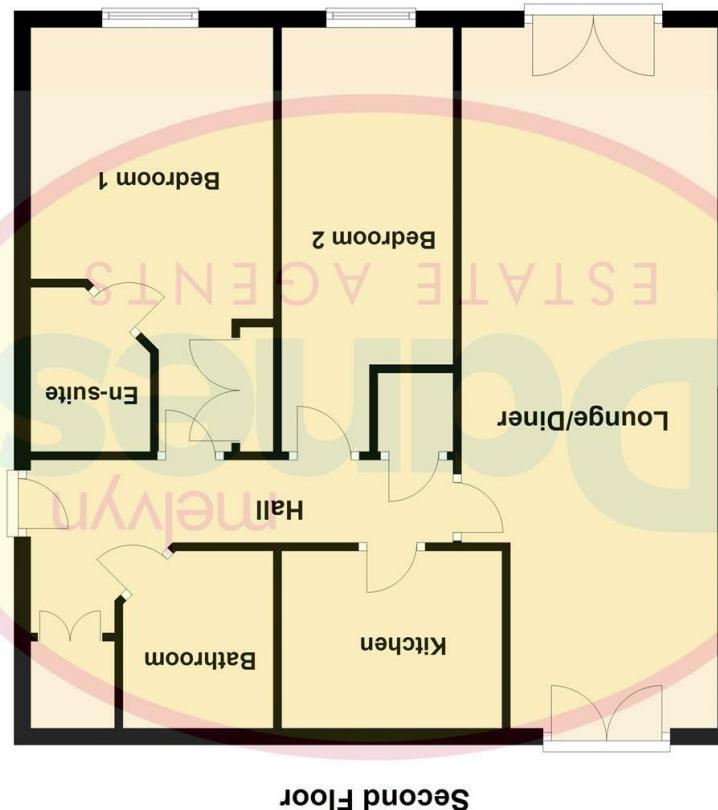
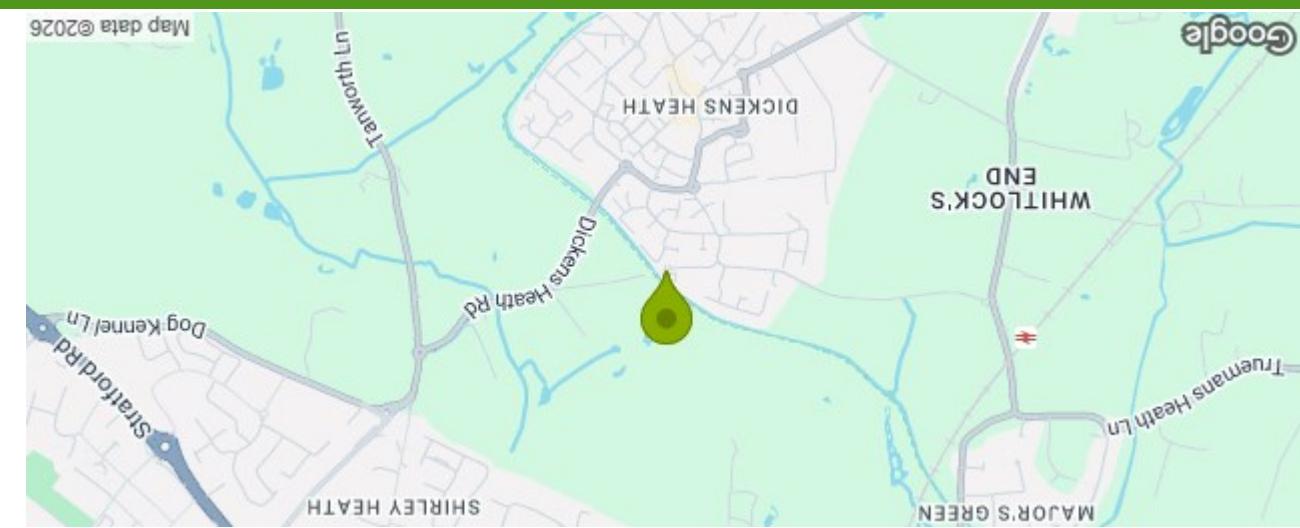
PARKING SPACE

COMMUNAL GARDEN





Council Tax Band: D
Tythe Barn Lane Dickens Heath Solihull B90 1PF



REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying.

obligation to use the services of the recommended provider.

MONY LANDLORDS REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and of VAT to cover these checks.

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 conveyancers of surveyors are 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, fixtures, fittings or services mentioned and do not by these particulars or otherwise verify that they are in working order.

12/2026 we understand that the standard broadband speed at the property is around 10Mbps, and the estimated fastest download speed currently achievable for the property post cost area is around 1800Mbps. Actual service availability or speeds received may be different and may vary depending on the local mobile reception and actual services available may be different depending on the provider and other factors that can affect the local mobile reception and actual speeds received may be different depending on the provider and be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider may subject to a current monthly service charge of approximately £315. We are awaiting confirmation of this from the managing agent and any interested party is advised to confirm this.

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