melvyn Danes
ESTATE AGENTS

Boundary Lane

Dickens Heath

Offers Around £500,000

Description

Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland has been developed over recent years by a number of house builders to provide a modern residential development centred around a central High street and village green.

Boundary Lane runs adjacent to the village green in the heart of the development. As a whole, the entire village benefits from the close proximity of open countryside and the canal, where canalside 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 hostelries, 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.

This property was originally constructed by Redrow Homes to their 'Grantham' design and occupies a wider than normal corner plot overlooking the village green to the fore. The property has been considerably altered and improved by the current owners and has a superb open plan kitchen dining and family room refitted to a high standard with integrated appliances. quartz work surfaces twin double opening doors leading to the landscaped rear garden. The living space is complimented by a pleasant first floor lounge and there are four well proportioned bedrooms, two en suite shower rooms and a modern family bathroom. There is a double garage and driveway to the rear. Houses presented to this calibre are rare to come to the market and early viewing is recommended to appreciate the space offered and the wonderful homely feel offered by this charming property.

Accommodation

RECEPTION HALLWAY

CLOAKS STORAGE

GUEST CLOAKS WC

SUPERB OPEN PLAN KITCHEN LIVING & DINING
30'4" x 16'3" max (9'6" min)

FIRST FLOOR LOUNGE
16'3" x 12'0"

BEDROOM ONE
16'0" x 9'7"

REFITTED EN SUITE SHOWER ROOM

BEDROOM TWO
12'8" x 9'6"

EN SUITE SHOWER ROOM

BEDROOM THREE
11'9" x 9'5"

BEDROOM FOUR
9'7" x 6'5"

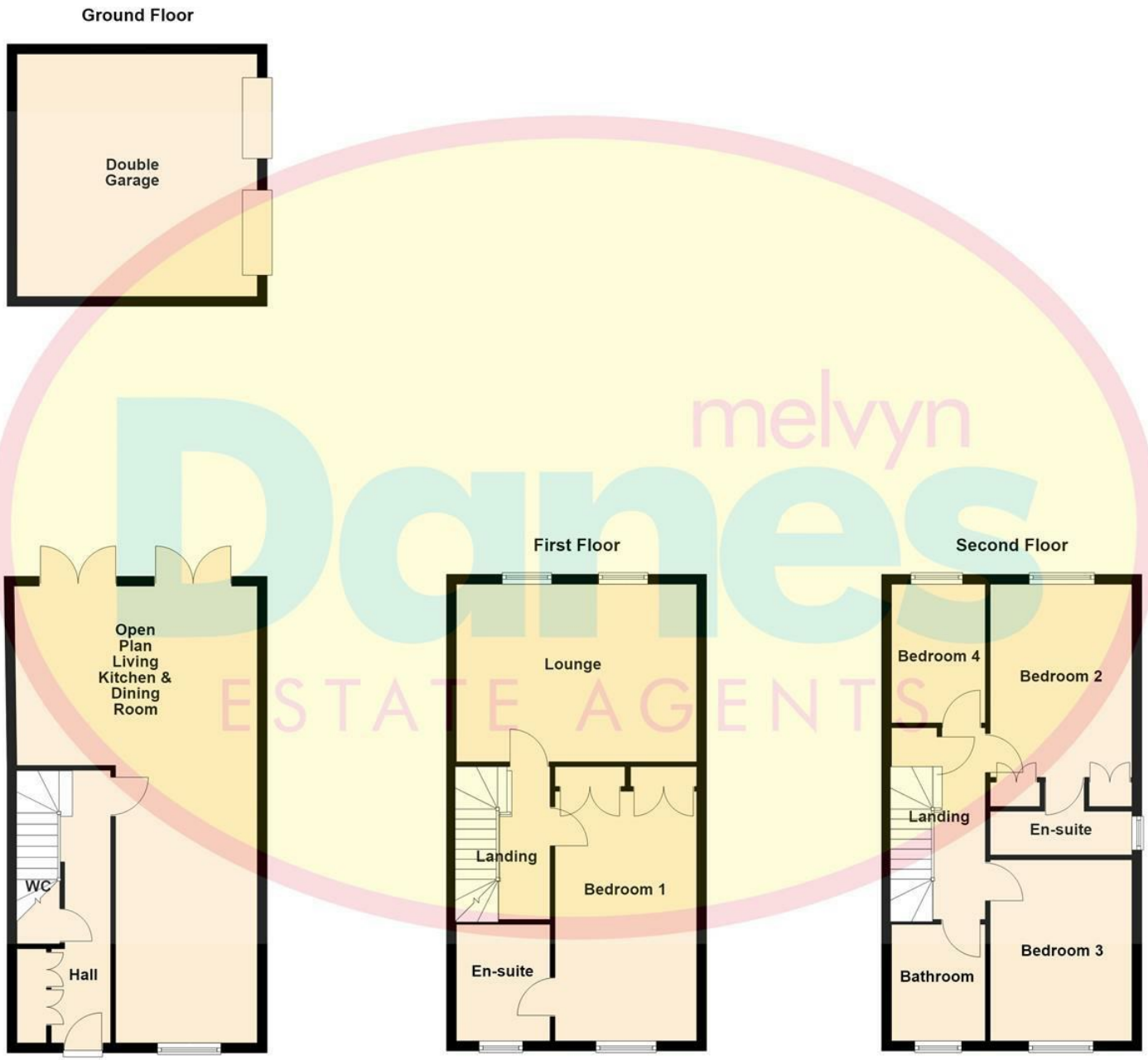
REFITTED BATHROOM

LANDSCAPED REAR GARDEN

DOUBLE GARAGE
17'5" x 16'11"

DOUBLE WIDTH DRIVEWAY

The Terminator
JAWS
VERLOOK HOTEL



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.

TENURE: We are advised that the property is Freehold.

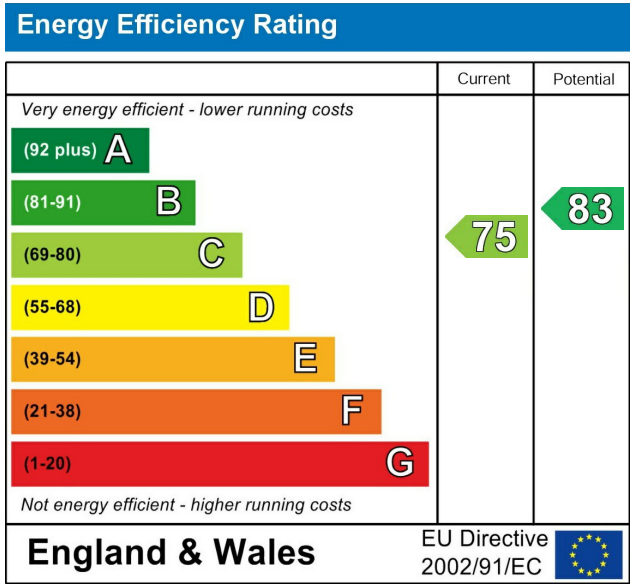
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 02/07/2026 we understand that the standard broadband download speed at the property is around 6 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.

25 Boundary Lane Dickens Heath Solihull B90 1TX
Council Tax Band: E



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