
melvyn
Danes
ESTATE AGENTS
Tythe Barn Lane
Dickens Heath
Offers Around £635,000

Description

This very well positioned detached house was built in the early 2000's by Laing Homes to their 'Hagley' design and is situated in the popular modern village of Dickens Heath and is located on the fringe of the development in the lower density surrounded in the main by similar detached family homes.

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; with 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.

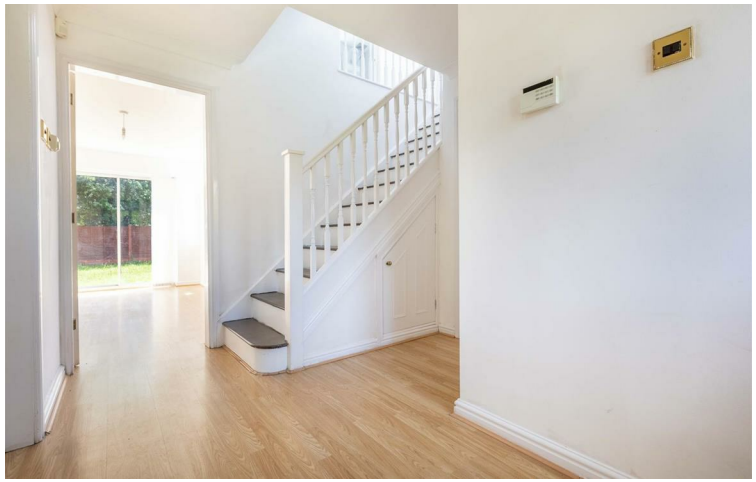
The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelries, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development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

The property is ready for some updating in part but offer tremendous potential for buyers to put their own stamp on the house and even without extending be able to create a generous open plan living kitchen area to the rear of the ground floor by removing the wall between the dining room and breakfast kitchen which would create a stunning living space filled with natural light from the southerly facing rear garden. The plot is a good size with a large block paved driveway and a front garden. There is a welcoming reception hallway with guest cloaks WC and a separate study. The bedrooms are well proportioned and is there is a generous en suite with bath and separate shower. The property is being sold with no upward chain and is ready for immediate occupation.













Accommodation

DEEP BLOCK PAVED DRIVEWAY

RECESSED STORM PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

STUDY
9'6" x 6'10"

LOUNGE
16'11" into bay x 13'3"

DINING ROOM
10'0"' x 10'0"

BREAKFAST KITCHEN
18'8" x 13'11" max (8'0" min)

UTILITY ROOM
6'2" x 5'0"

FIRST FLOOR LANDING

BEDROOM ONE
13'0" x 11'0" + recess

EN SUITE BATHROOM WITH SHOWER

BEDROOM TWO
11'2" x 10'4"

BEDROOM THREE
10'2" x 10'0"

BEDROOM FOUR
9'0" x 7'0"

FAMILY BATHROOM

SOUTHERLY FACING REAR GARDEN

DETACHED DOUBLE GARAGE



























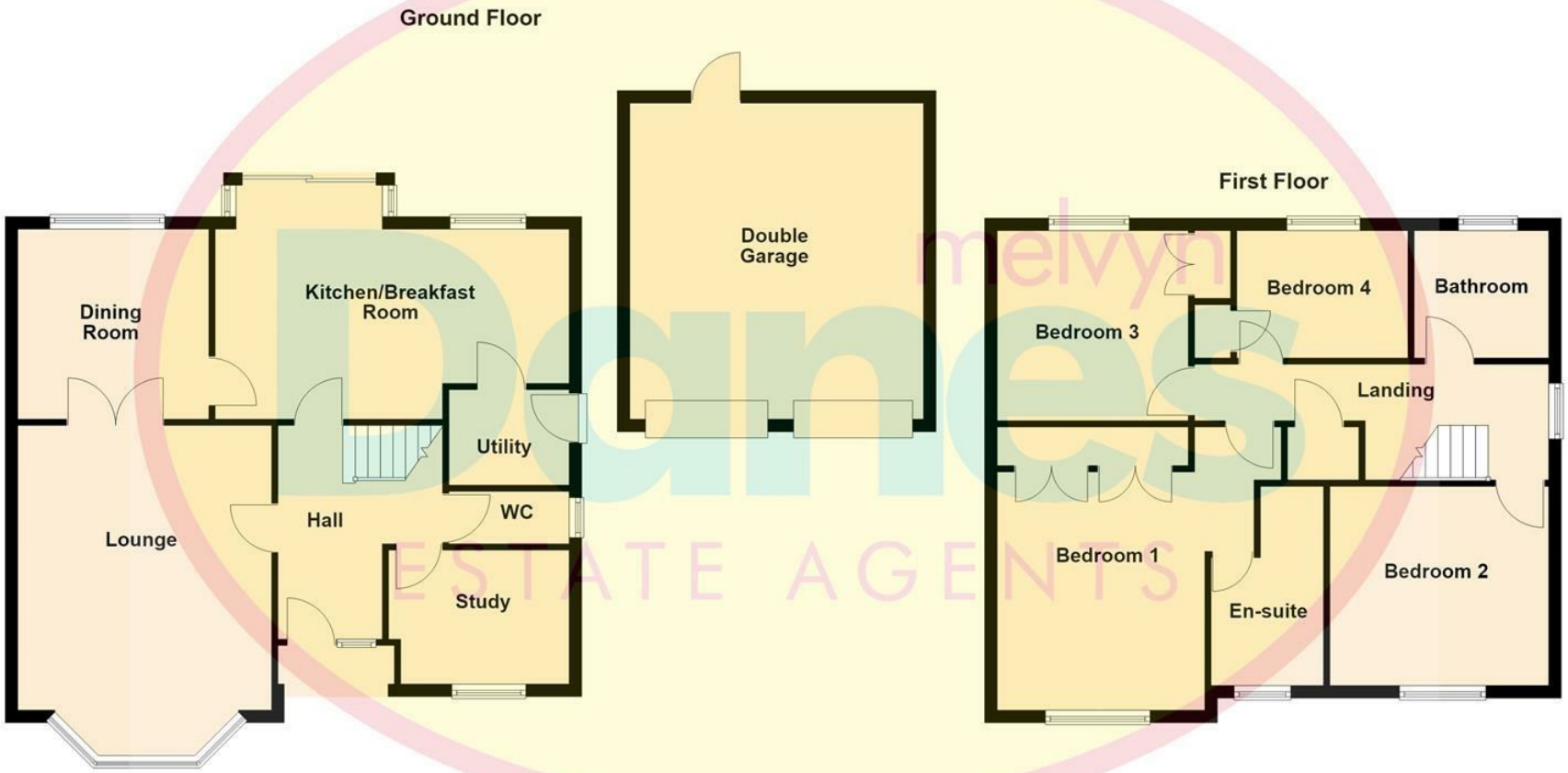












Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

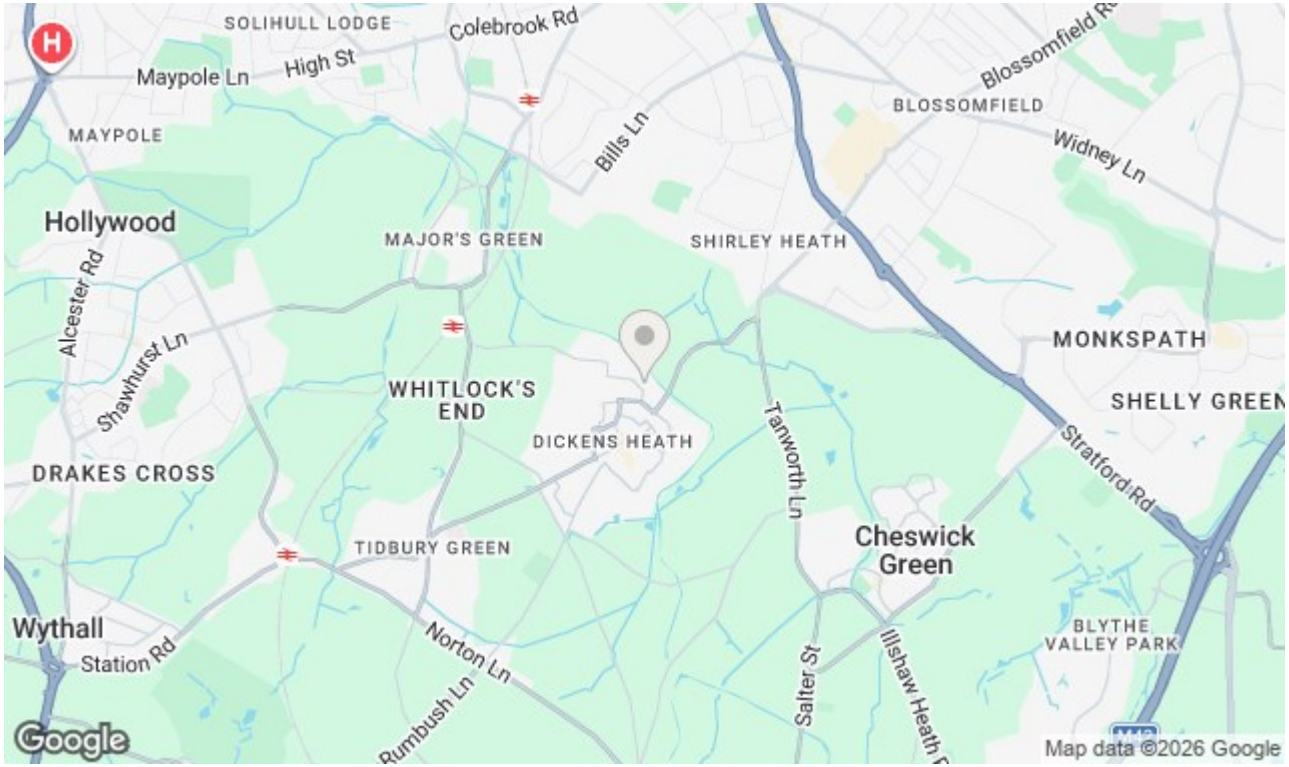
TENURE: We are advised that the property is Freehold.

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.

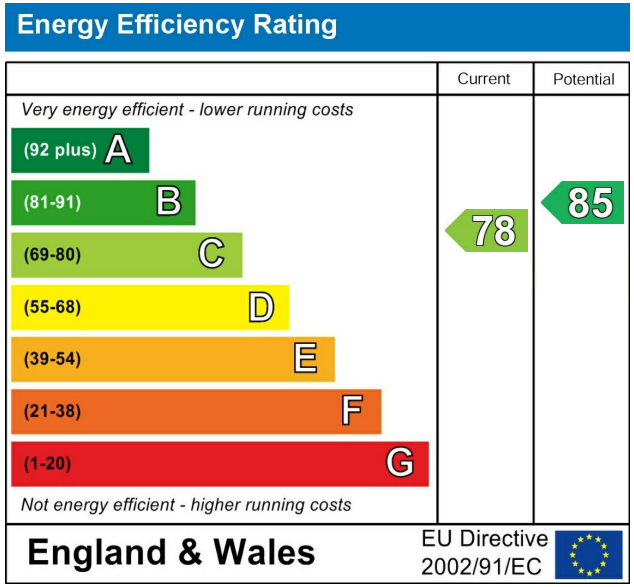
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 07/07/2026 we understand that the standard broadband download speed at the property is around 5 Mbps, and the estimated fastest download speed currently achievable for the 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.



14 Tythe Barn Lane Dickens Heath Solihull B90 1RW
Council Tax Band: F



Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk