

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a three-story red brick building with a ground-floor extension. The extension has a light-colored facade and four sets of white-framed glass doors. A balcony with a black metal railing runs along the second floor. In the foreground, there is a paved area with a black metal railing, a wicker outdoor seating set, and several potted plants. The ground in front of the railing is covered with dark gravel.

Rumbush Lane  
Dickens Heath  
Asking Price £160,000

## Description

The modern village of Dickens Heath lies approximately two miles from Shirley town centre.

The former farm land has been developed over recent years by a number of house builders. Centred around a village green and shopping area offering a variety of local shops, hostelrys, offices and residential property set along a traditional style 'High Street' and nearby the impressive Waterside development provides access directly to the canal towpath walk way along the picturesque Stratford upon Avon canal.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys 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.

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 Rail Station.

Situated on Rumbush Lane and forming part of the Garden Squares Development close to the village centre which is an individually architect designed scheme of apartments and town houses built around a central gated communal garden area.

The communal grounds can be accessed via secure gates from Main Street or Rumbush Lane or by steps and a lift that rise from the underground car parking. From the central garden area, a door opens to the South Terrace block communal area which has stairs ascending to the first and second floor apartments.

This well appointed apartment backs directly onto the garden and has it's own private terrace area which is accessed via the living room and bedroom. The property also benefits from allocated underground parking and is being sold with the benefit of no upward chain.



**Accommodation**

**COMMUNAL ENTRANCE**

**RECEPTION HALLWAY**

**OPEN PLAN LIVING & KITCHEN  
AREA**

19'10" x 13'7" (6.05m x 4.14m)

**BEDROOM**

10'2" x 9'5" (3.10m x 2.87m)

**BATHROOM**

**STORAGE CUPBOARD**

**UNDERGROUND PARKING SPACE**

**PRIVATE TERRACE AREA**



**TERMURE:** We are advised that the property is leasehold with a remaining lease term of 976 years. Our vendor advises that the property is subject to a monthly service charge of £185.33 which we have not yet confirmed with the managing agents.

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.

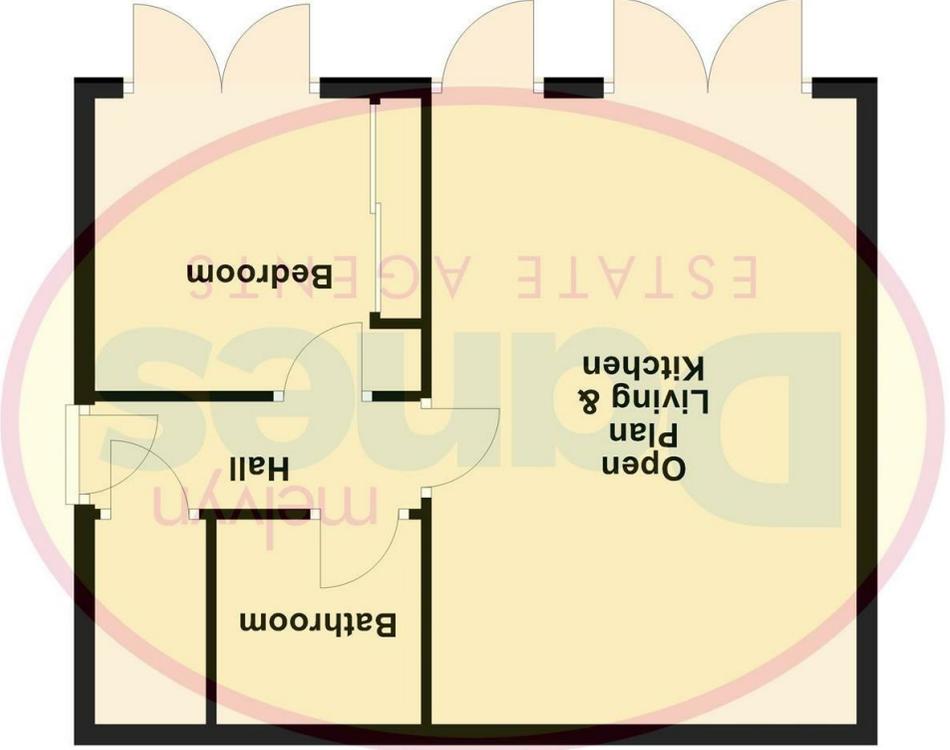
**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 19/06/2025 we understand that the standard broadband download speed at the property is around 5 Mbps, and the estimated fastest download speed 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.



### Ground Floor



**3 West Court Rumbush Lane Dickens Heath Solihull B90 1GA**  
**Council Tax Band: B**

Energy Efficiency Rating	
Potential	Current
	78
	78
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.