



melvyn  
**Danes**  
ESTATE AGENTS

**Rumbush Lane  
Dickens Heath  
Offers Around £900,000**

# Description

This superb home which constructed by David Wilson Homes in 2000 to the 'Northleach' design and offers a discreet position back off the road behind a mature front hedgerow giving maximum privacy. The accommodation is centred around an impressive hallway and galleried landing which gives an amazing feeling of space throughout the whole property and the accommodation really does need to be viewed to be appreciated. A host of energy efficiency features are fitted at the house including solar panels which take advantage of the south facing rear garden and an electric car charging point.

The property is situated in the modern and vibrant village of Dickens Heath which lies approximately two miles from Shirley town centre.

Situated around a traditional style 'High Street' with convenience store, specialist shops and a public house, this recently constructed village style development offers a locally unique style of development aimed at a large cross section of the community; Offering a variety of property types from purpose built apartments through to substantial executive homes. The village is bordered on all sides by open countryside and farmland providing a truly superb setting and approach.

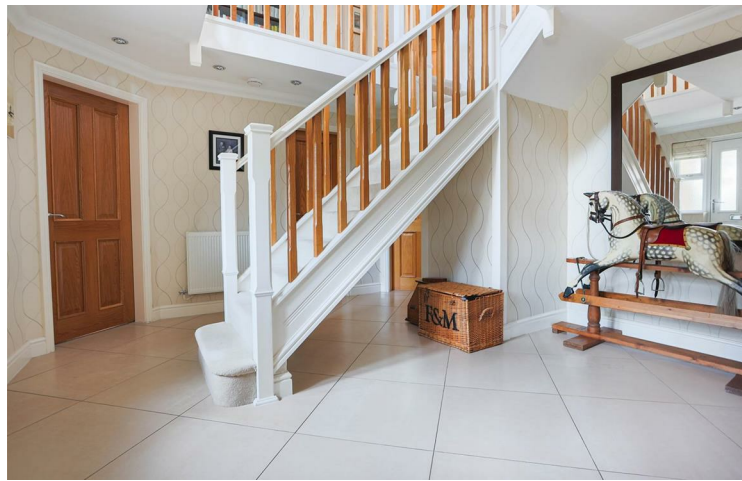
Further facilities for the community include Dickens Heath Public Library, a doctor's surgery, dental surgery and village hall offering a variety of activities to cater for all types of resident.

The village boasts its own village infant and junior schools and secondary education can be found at nearby Solihull Secondary Schools, and indeed a regular school bus service operates through the village providing transportation for children of a secondary school age. All education facilities are subject to confirmation from the local Education Department.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosterlies 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, and closer by Whitlocks End Railway Station can be found in nearby Majors Green, benefiting from rail users parking facilities.

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 Railway Station.

Houses of this calibre are few and far between in Dickens Heath and any purchaser who is interested should arrange to view the property at their earliest convenience to avoid disappointment.



# Accommodation

**FRONT BLOCK PAVED DRIVEWAY**

**IMPRESSIVE RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE WITH INGLENOOK FIREPLACE**

18'0" x 14'5" into recess

**DINING/FAMILY ROOM**

16'10" x 13'0" into bay

**STUDY**

11'8" x 9'7" into bay

**SUPERB OPEN PLAN LIVING KITCHEN**

**KITCHEN AREA**

16'1" x 13'5"

**LIVING & DINING AREA**

14'1" max into bay x 10'10"

**UTILITY ROOM**

8'4" x 6'0"

**LARGE GALLERIED LANDING**

**BEDROOM ONE**

16'10" max x 11'2" overall

**EN SUITE BATHROOM WITH SHOWER**

**BEDROOM TWO**

13'10" to wardrobe fronts x 10'2"

**EN SUITE SHOWER ROOM**

**BEDROOM THREE**

12'9" x 10'2" + wardrobe recess

**BEDROOM FOUR**

11'0" x 10'4"

**BEDROOM FIVE**

12'7" x 8'1" + door recess

**FAMILY BATHROOM WITH SHOWER**

**MOSTLY BOARDED LOFT SPACE**

**DETACHED DOUBLE GARAGE**

**GARDEN STORE**

**DELIGHTFUL SOUTH FACING REAR GARDEN**

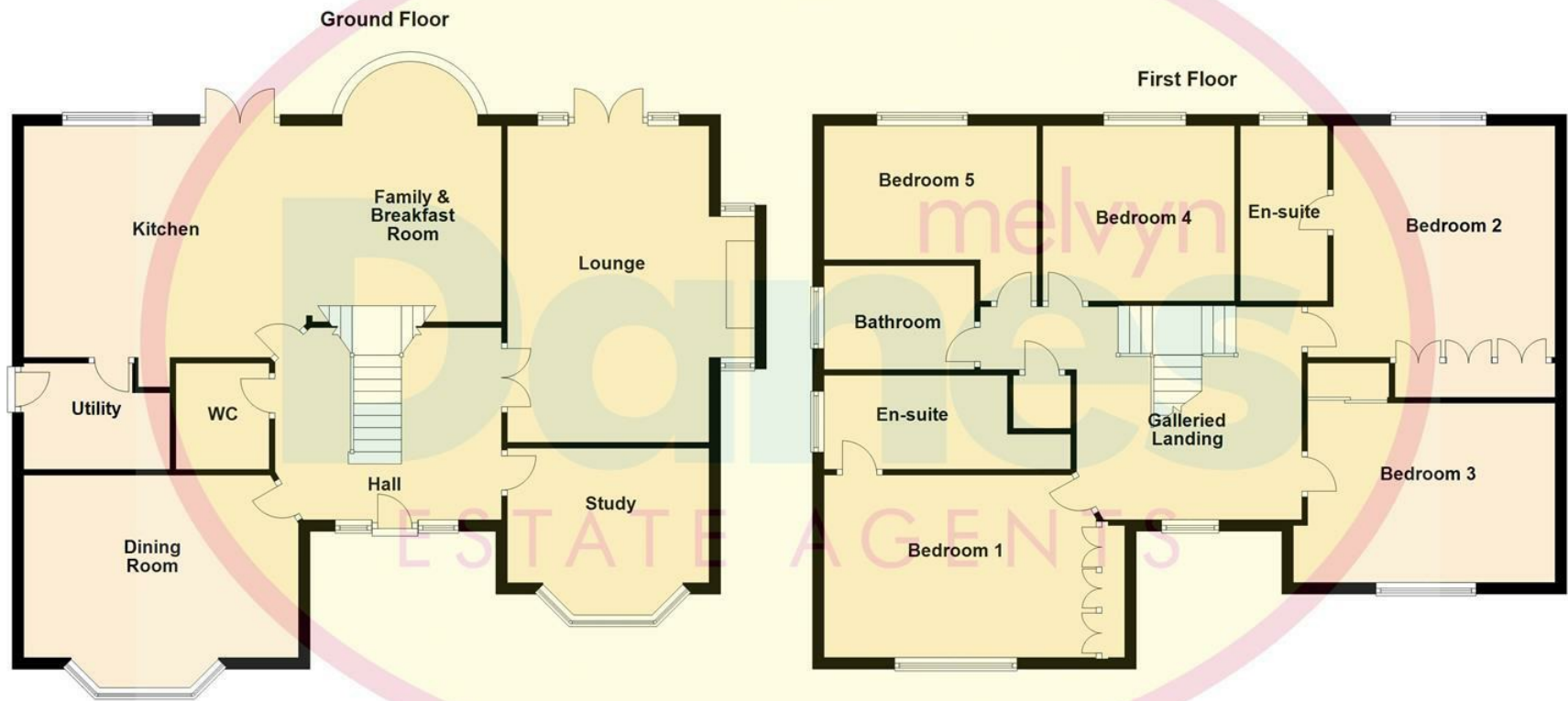
**SOLAR PANELS & ELECTRIC CAR CHARGING POINT**











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.

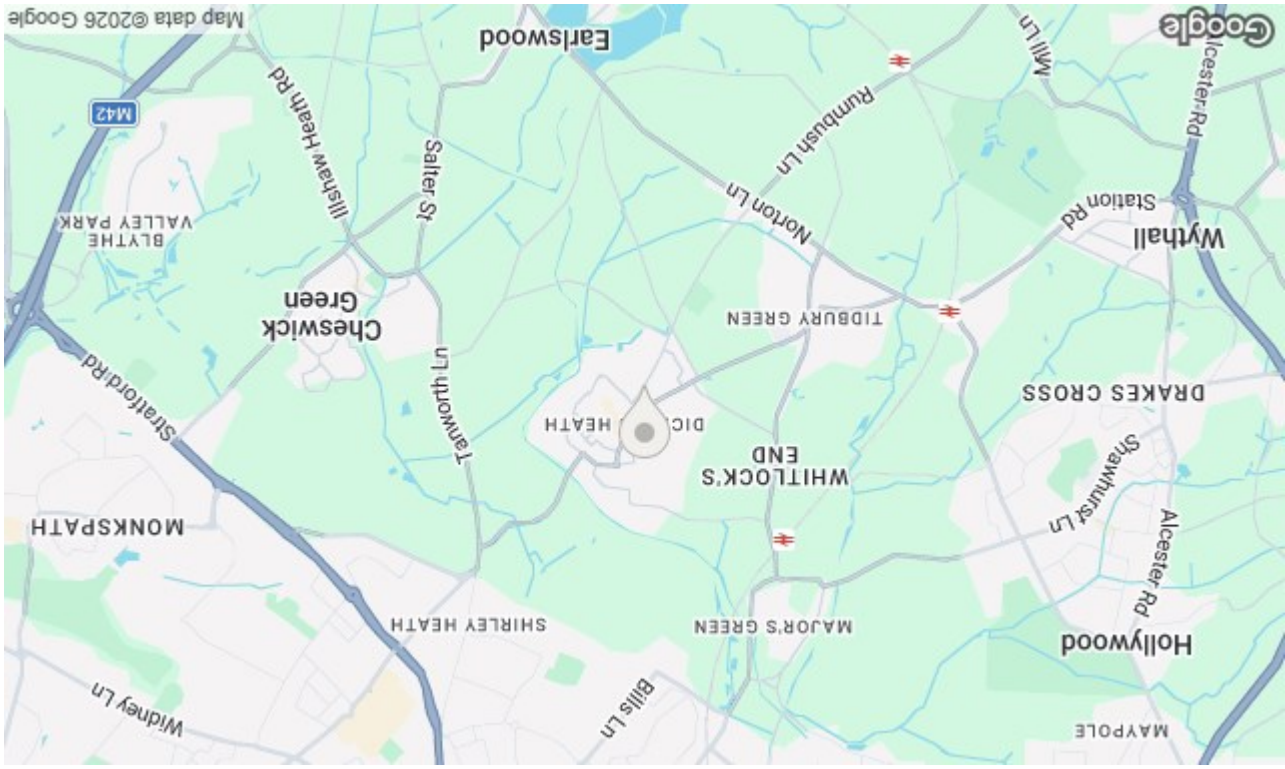
TENURE: We are advised that the property is Freehold.

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.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 16/03/2026 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.



## 147 Rumbush Lane Dickens Heath Solihull B90 1RB Council Tax Band: G

| Energy Efficiency Rating                    |           |
|---|-----------|
| Potential                                   | 88        |
| Current                                     | 87        |
| 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                     |           |
| England & Wales                             |           |