



melvyn
Danes
ESTATE AGENTS

Tythe Barn Lane

Dickens Heath

Offers Around £399,950

Description

The modern village of 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 the last two decades by a number of house builders to provide a modern residential development centred around a high street and village green.

Tythe Barn Lane is one of the artery roads providing access into the village and 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 hosteleries, 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.

Dickens Heath is served by nearby Whitlocks End Railway Station which is situated at the end of Tythe Barn Lane which provides rail links 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 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.

An ideal location therefore for this modern 'Laing' built end town house which is situated in Tythe Barn Lane and sits back from the road behind a lawned foregarden that is flanked by a tarmac driveway which leads to the garages. The property has well proportioned and versatile accommodation arranged over three floors and is presented to a good standard throughout. There is a garage en bloc and driveway parking.



Accommodation

LAWNED FOREGARDEN

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

13'10" x 10'3" (4.22m x 3.12m)

BREAKFAST KITCHEN

13'10" x 10'0" (4.22m x 3.05m)

FIRST FLOOR LANDING

**BEDROOM TWO/ADDITIONAL
LIVING ROOM**

14'0" x 10'0" (4.27m x 3.05m)

BEDROOM THREE

14'0" x 10'4" (4.27m x 3.15m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE

13'10" max x 11'9" max (4.22m max x
3.58m max)

EN SUITE SHOWER ROOM

BEDROOM FOUR

14'0" x 7'2" (4.27m x 2.18m)

REAR GARDEN

GARAGE EN BLOC

PARKING SPACE



TENURE: We are advised that the house and gardens are Freehold. The garage is located in a block which is Leasehold and is subject to an annual ground rent and service charge in the region of £100 but we have not received written confirmation of this and any interested party is advised to seek their own verification in this regard.

BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/07/2025. Actual service availability at the property or speeds received may be different.

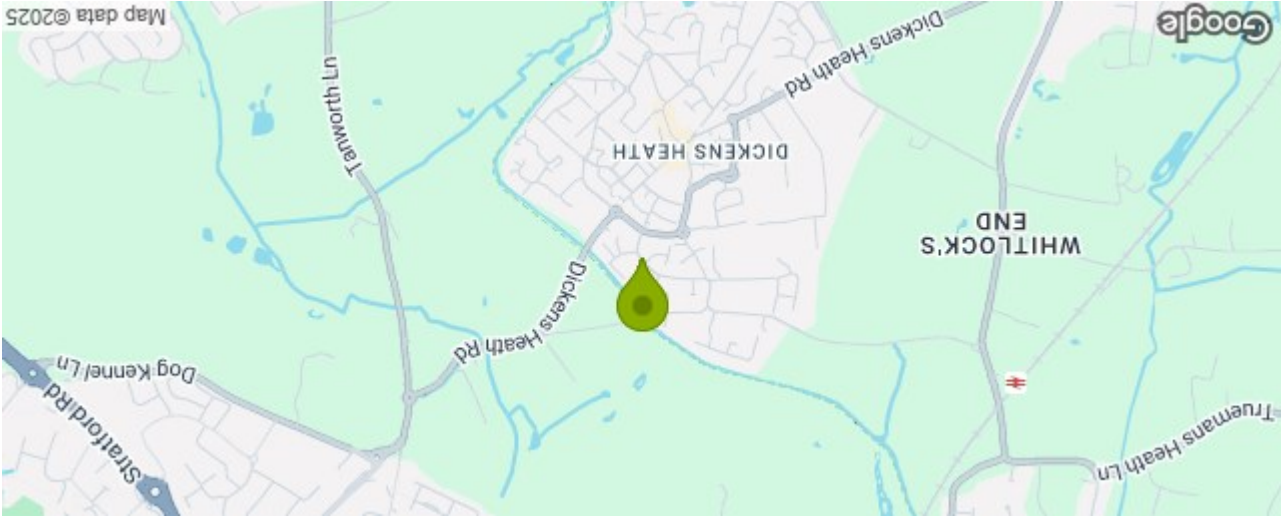
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 23/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



15 Tythe Barn Lane Dickens Heath Solihull B90 1RN Council Tax Band: F

Energy Efficiency Rating		
Potential	Current	
80	73	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		

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.