



Danes
melvyn
ESTATE AGENTS

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, hosteries, 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.

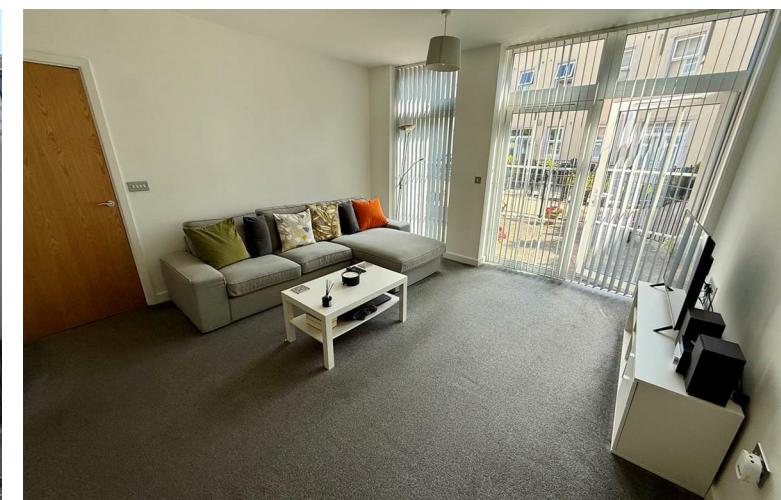
The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre 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 its 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)

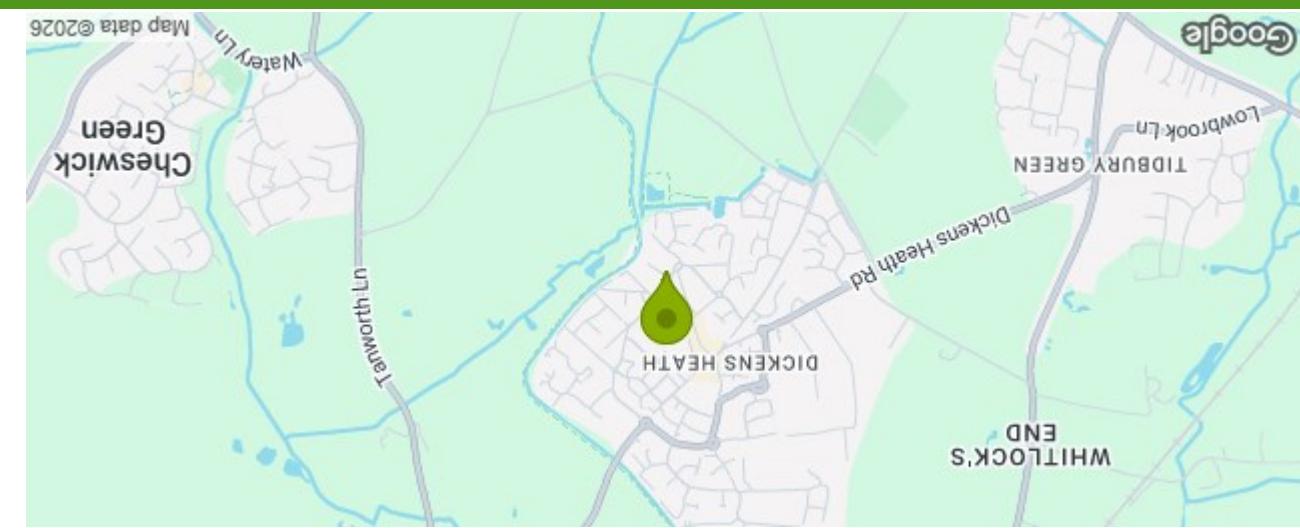
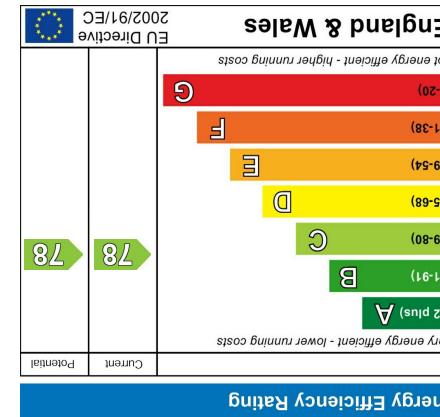
BATHROOM

STORAGE CUPBOARD

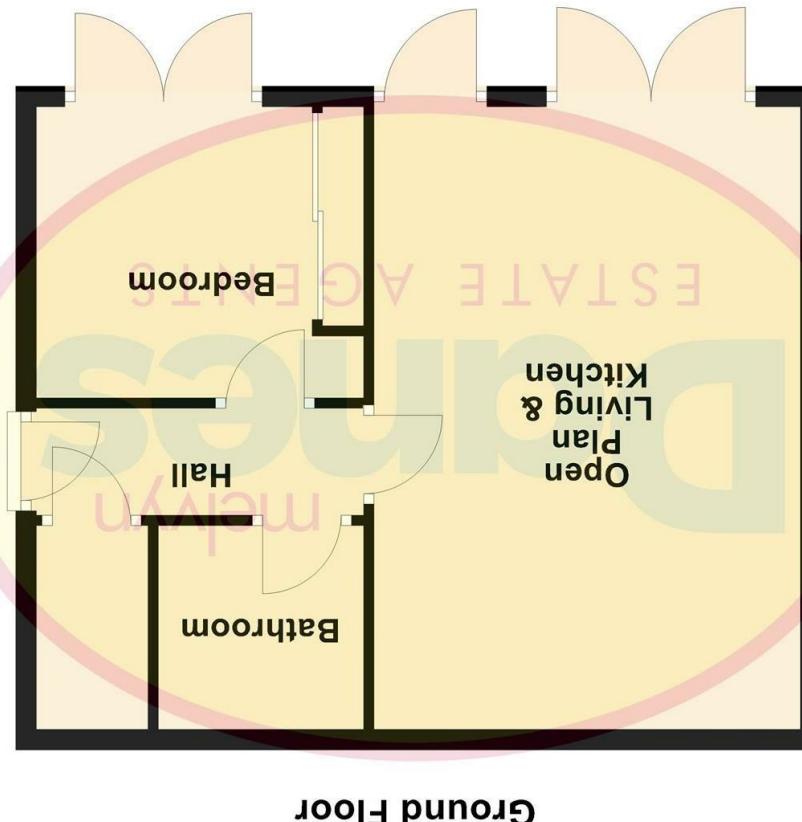
UNDERGROUND PARKING SPACE

PRIVATE TERRACE AREA





3 West Court Rumbush Lane Dickens Heath Solihull B90 1GA



REFFERAL 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.

of VAT to cover these checks.

REFFERAL FEES: We may write to ask for indemnification evidence if you do not provide satisfactory evidence of information requested, we may write to ask for indemnification evidence if you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: We may refer you to stop charging 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 accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: We may request detailed information from new vendors and intermediaries, however, should those checks, for any reason, fail adequately to confirm publicly available information on companies and individuals, we may use approved external services which review and the beneficial owners of organisations and trusts before accepting new instructions, and to renew this from time to time. To avoid the need to request detailed information from new vendors and intermediaries, we may write to ask for indemnification evidence if you do not provide satisfactory evidence of information requested, we may refer you to stop charging for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and do not by these Particulars or otherwise warrant that they are in working order.

REFFERAL FEES: We may refer you to stop charging for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: We may refer you to stop charging for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: We may refer you to stop charging for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFFERAL FEES: We may refer you to stop charging for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.acm.org.uk on 19/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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 for the property post code is around 1800 Mbps. Data taken from checker.acm.org.uk on 19/06/2025. Actual service availability at the property may be different to a monthly service charge of £18.53 which we have not yet confirmed with the managing agents.

TEURNE: We are advised that the property is leasedhold with a remaining lease term of 976 years. Our vendor advises that the property is subject to a monthly service charge of £18.53 which we have not yet confirmed with the managing agents.