



melvyn  
**Danes**  
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, 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.

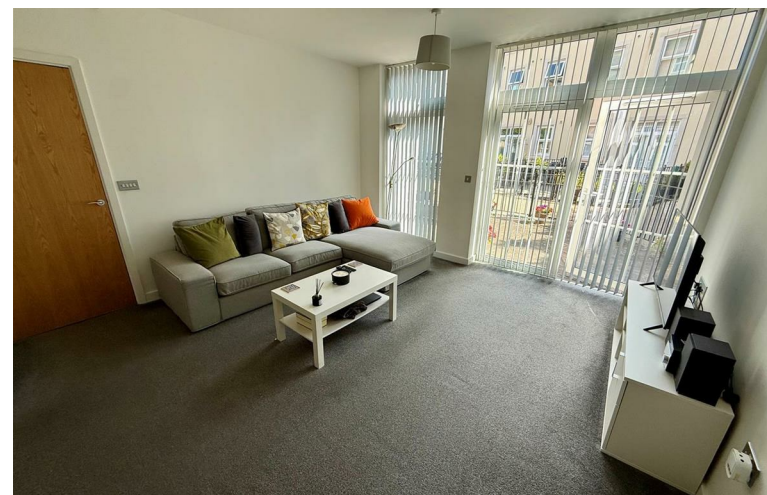
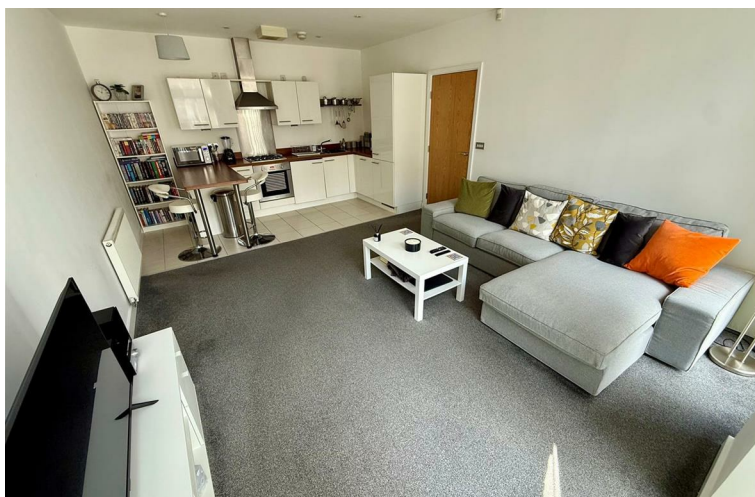
The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre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



TENURE: 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.

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 19/06/2025. Actual service availability at the property or speeds received may be different.

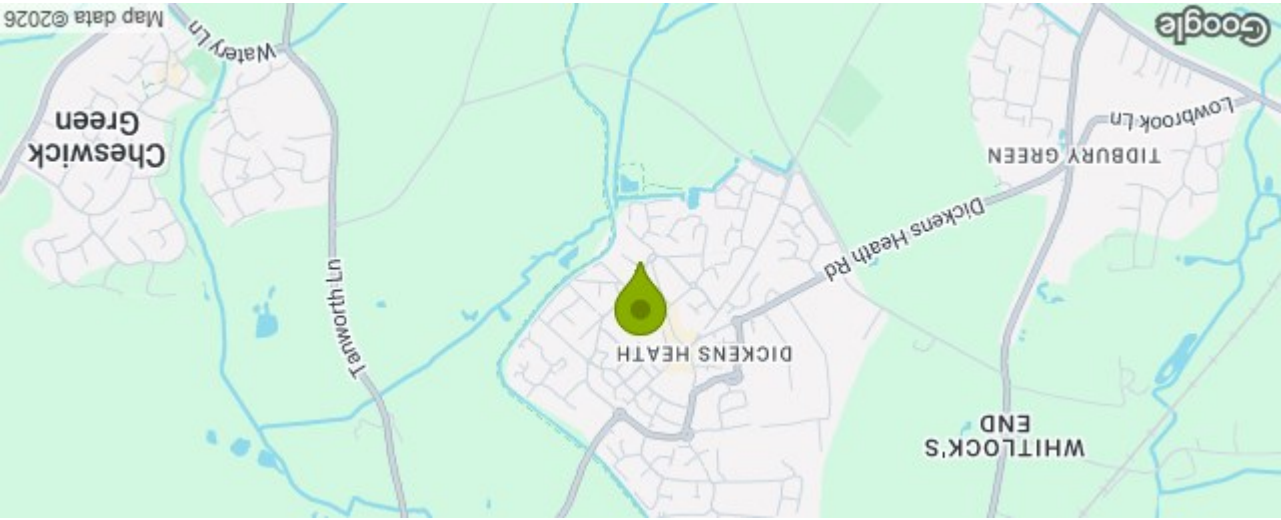
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 19/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

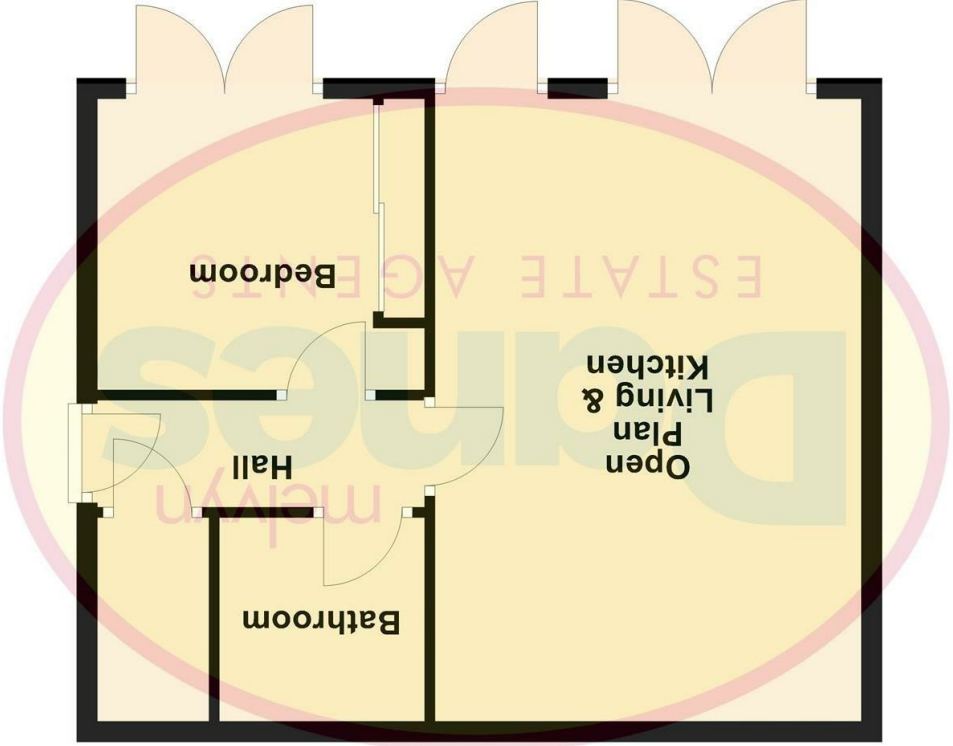
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.



## Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
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.