



melvyn
Danes
ESTATE AGENTS

Dingle Lane

Solihull

Asking Price £130,000

Description

Dingle Lane is a pleasant apartment block with well maintained gardens in a most sought after location close to major schools, located on the main drag of Dingle Lane. Dingle Lane leads off Blossomfield Road which is one of the main arterial roads leading into the town centre of Solihull passing Solihull College and University Centre and Tudor Grange Park and leisure centre. Solihull Railway Station can be found just opposite providing mainline services into Birmingham City Centre or directly to London Marylebone.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park where one will find Marks and Spencer, Next, B&Q and Currys PC World amongst others. Marshall Lake Road then leads on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is accessed via a communal door leading to the front door of the apartment which comprises of entrance lobby with cloaks storage and access into the kitchen breakfast room. A fitted kitchen with a range of appliances and good amount of worktop space. Large living/dining room with electric fire place and particularly large windows over looking the grounds. An inner hall with storage housing the heating system and access into the bathroom, sperate WC, bedroom one with fitted wardrobes and bedroom two again with fitted wardrobes. The apartment benefits from pleasant grounds, communal off road parking and a single garage with up and over door.

The apartment currently has a low lease and is priced accordingly. This is open to CASH BUYERS ONLY due to length of lease.



Accommodation

Communal Entrance Hall

Entrance Lobby

Kitchen Breakfast Room

11'6" x 12'11" (3.512 x 3.942)

Living Dining Room

21'5" x 11'6" (6.551 x 3.521)

Inner Hall

Separate WC

Bathroom

6'5" x 5'9" (1.973 x 1.763)

Bedroom One

13'5" x 11'7" (4.098 x 3.542)

Bedroom Two

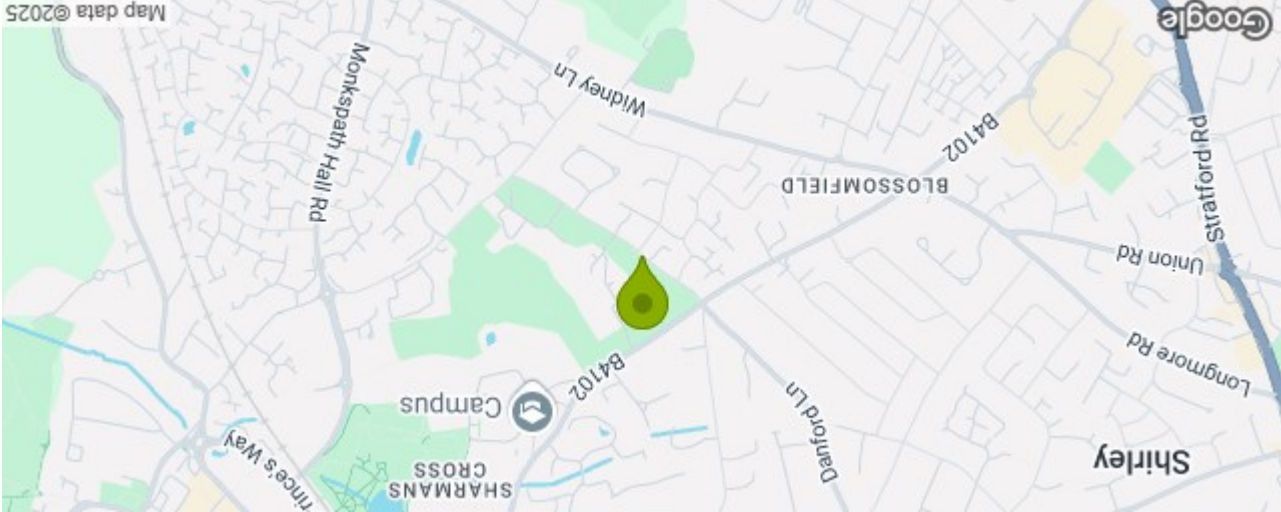
9'0" x 11'5" (2.749 x 3.505)

Communal Ground

Off Road Parking

Single Garage





52 Dingle Lane Solihull Solihull B91 3NQ
Council Tax Band: C

Energy Efficiency Rating		
Potential	Current	
		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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.

TENURE: We are advised that the property is Leasehold

BROADBAND: We understand that the standard broadband download speed at the property is around 12 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 1600 Mbps. Data taken from checker.ofcom.org.uk on 28/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 28/05/2025). 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 0121 711 1712

