



Tythe Barn Lane, Dickens Heath

Offers Over £250,000

- CANALSIDE APARTMENT WITH DELIGHTFUL VIEW
- LOUNGE DINING ROOM
- TWO BEDROOMS
- MAIN BATHROOM
- ALLOCATED SECURE PARKING
- RECEPTION HALLWAY WITH CLOAKS
- MODERN FITTED KITCHEN
- EN SUITE SHOWER ROOM
- COMMUNAL GARDEN
- VIEWING ESSENTIAL

Three Maypoles Wharf is an exclusive gated development originally constructed in the early 2000's by Laing Homes and enjoys a delightful position on the canal side accessed from Tythe Barn Lane which is located on the far side of the modern village of Dickens Heath. The whole development 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 hostelrys, 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.

Shirley has its own train station in Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon, and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations and has extensive parking areas for commuters.

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.

The residents of the building enjoy communal gardens that literally side the canal and this particular property enjoys a private aspect overlooking the canal which really needs to be seen to be appreciated.

Located in the rear building on the first floor and a front door opens from the communal entrance to the entrance lobby with a staircase rising. A front door opens to the

RECEPTION HALLWAY

Having recessed ceiling spotlights, central heating radiator, useful cloaks/storage cupboard housing the recently replaced central heating boiler, additional storage/airing cupboard, LVT wood effect flooring and doors radiating off

THROUGH LOUNGE DINING ROOM

27'9" x 10'0" max (8'2" min) (8.46m x 3.05m max (2.49m min))

Having UPVC double glazed Juliette style balconies to the front and rear and additional light release window to the side, two ceiling light points, two central heating radiators, LVT wood effect flooring and two wall light points



FULLY FITTED KITCHEN 8'10" x 6'8" (2.69m x 2.03m)



Having UPVC double glazed window to the rear, recessed ceiling spotlights, LVT wood effect flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge, freezer, washing machine, dishwasher and microwave

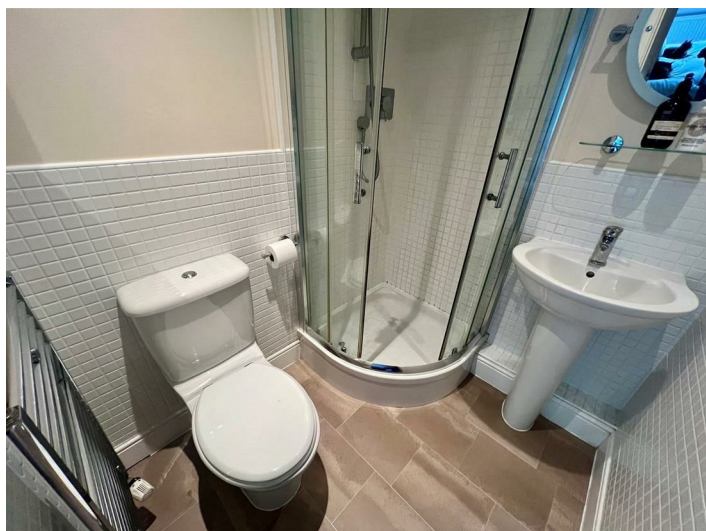
BEDROOM ONE

13'10" max x 11'0" (4.22m max x 3.35m)



Having UPVC double glazed window to the front overlooking the canal, ceiling light point, central heating radiator, built in wardrobe and door opening to the en suite shower room

EN SUITE SHOWER ROOM



Having recessed ceiling spotlights, heated towel rail, quadrant shower enclosure, pedestal wash hand basin and low level WC



BEDROOM TWO

13'10" max x 6'8" (4.22m max x 2.03m)

Having UPVC double glazed window to the front overlooking the canal, ceiling light point, central heating radiator, LVT wood effect flooring and built in bookshelves

BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

COMMUNAL GARDEN



Situated alongside the canal and therefore enjoying a view over, being paved for ease of maintenance in the patio area and having lawns to the side

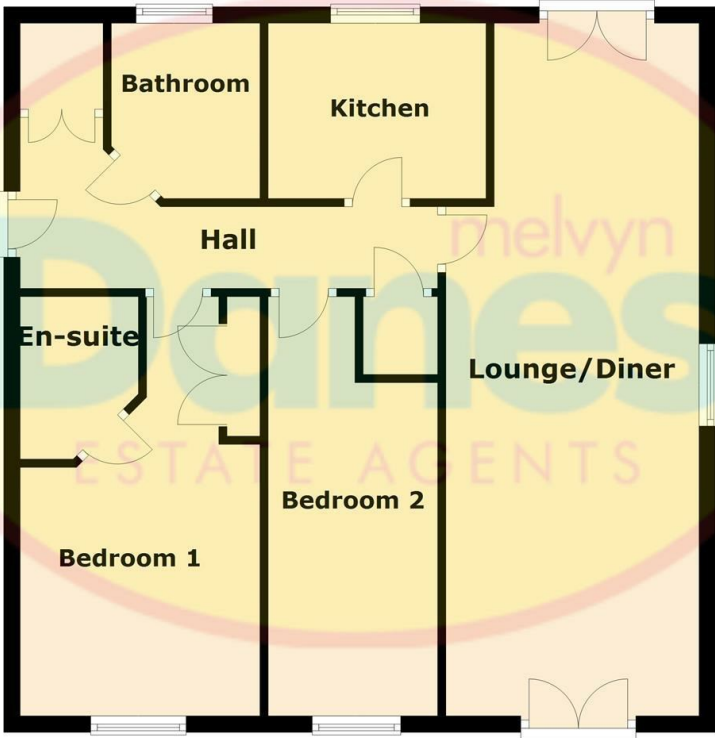
ALLOCATED PARKING SPACE

Located in the communal parking bays with secure remote controlled gated access and personnel gate

FLOOR PLAN

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.

First Floor



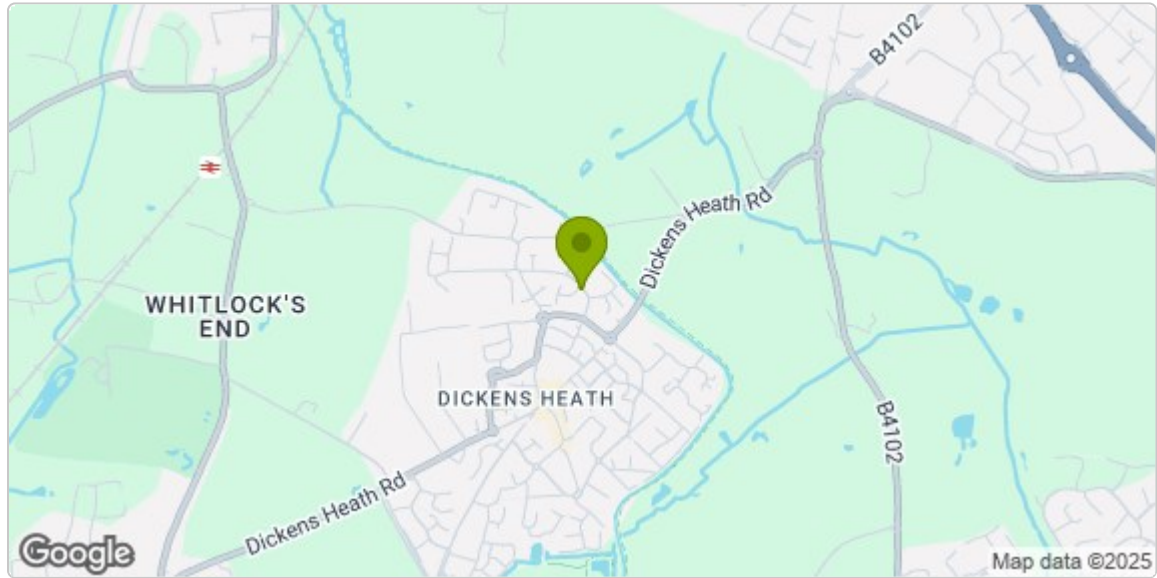
TENURE
We are advised that the property is Leasehold and has approximately 104 years remaining. There is an annual ground rent of £150 and as is subject to a monthly service charge of approximately £254.00 pcm

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 16/01/2025. 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 dependant on the provider(data taken from checker.ofcom.org.uk on 16/01/2025). 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.

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.



Full Postal Address:
Three Maypoles Wharf Tythe
Barn Lane Dickens Heath
Solihull B90 1PF

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC