

An aerial photograph of a large, three-story brick house with a dark tiled roof and white window frames. The house is situated on a canal, with a paved area and some outdoor furniture in front. The property is surrounded by lush green trees and a well-maintained garden. In the background, other residential houses and a parking area are visible.

melvyn
Danes
ESTATE AGENTS

Tythe Barn Lane
Dickens Heath
Offers Around £249,950

Description

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

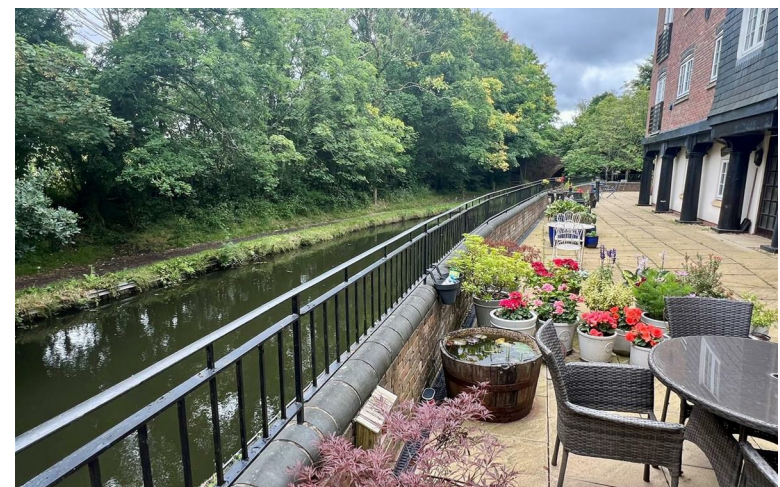


RECEPTION HALLWAY

Having recessed ceiling spotlights, central heating radiator, useful cloak/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



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

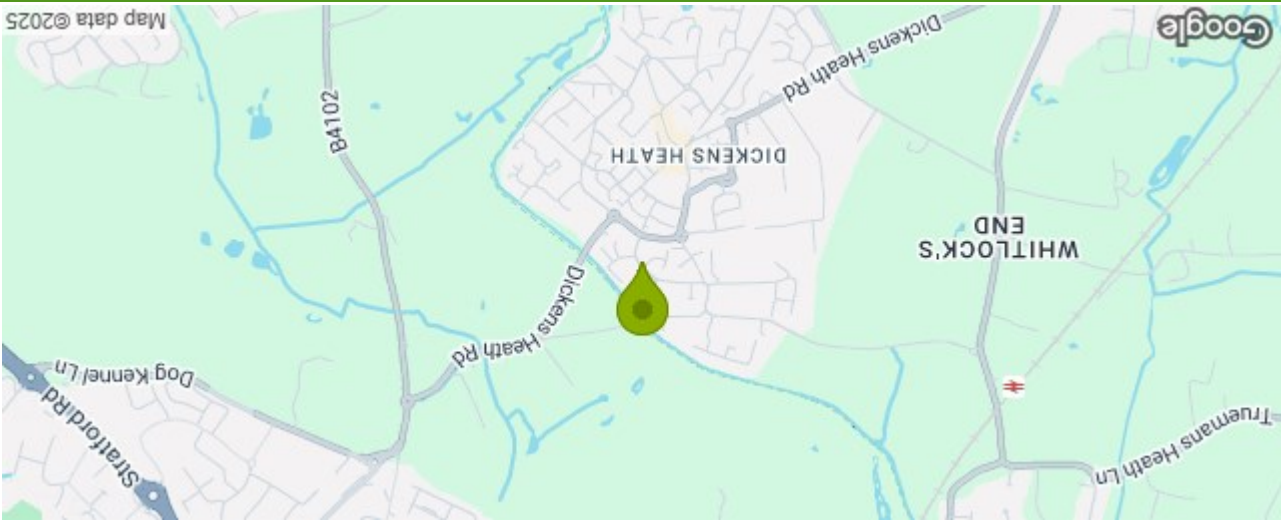
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 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.

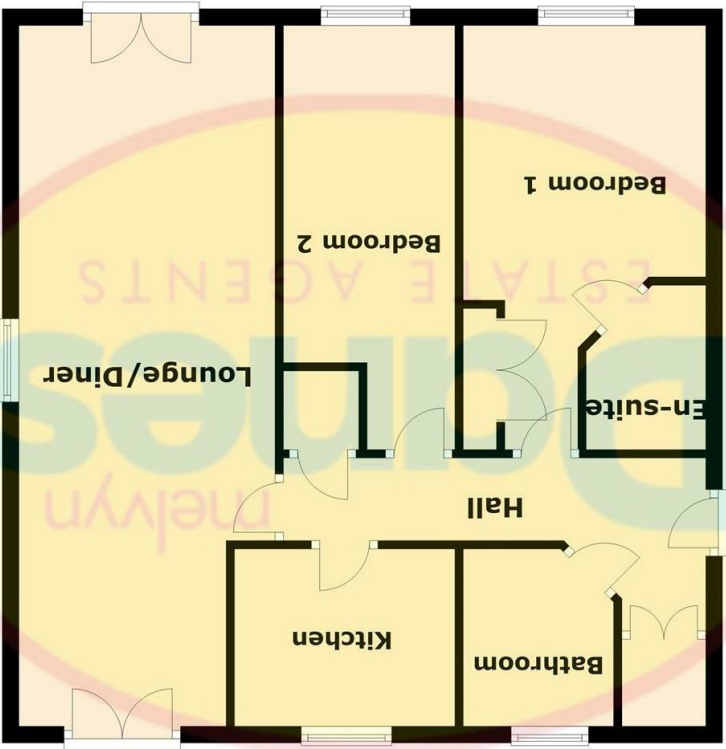
VIEWING: By appointment only with the office on the number below.

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.

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.



First Floor



Three Maypoles Wharf Tythe Barn Lane Dickens Heath Solihull B90 1PF

Energy Efficiency Rating		
Council Tax Band: D		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	B
C	(69-80)	D
E	(55-68)	F
G	(21-54)	
Not energy efficient - higher running costs		
Current	80	Potential
80		

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.