



**melvyn
Danes**
ESTATE AGENTS

**Dickens Heath Road
Dickens Heath
Offers Around £475,000**

Description

Dickens Heath Road forms one of the main artery roads through the modern village of Dickens Heath. The 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.

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.

An ideal location therefore, for this very well presented detached house which was originally constructed by Laing Homes and lays right on the fringe of the development close to the Stratford upon Avon canal. The property offers deceptively spacious accommodation that must be viewed to be appreciated and benefits from block paved driveway parking, a downstairs WC, refitted dining kitchen, refitted en suite and family bathroom - all that must be viewed to be appreciated!



RECESSED PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

14'10" x 13'0" max (4.52m x 3.96m max)

DINING KITCHEN

19'8" x 12'4" max (10'5" min) (5.99m x 3.76m max (3.18m min))

CONSERVATORY

9'0" max x 8'0" max (2.74m max x 2.44m max)

FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 10'9" (3.28m x 3.28m)

REFITTED EN SUITE

BEDROOM TWO

10'8" x 10'1" (3.25m x 3.07m)

BEDROOM THREE

8'9" x 7'0" (2.67m x 2.13m)

BEDROOM FOUR

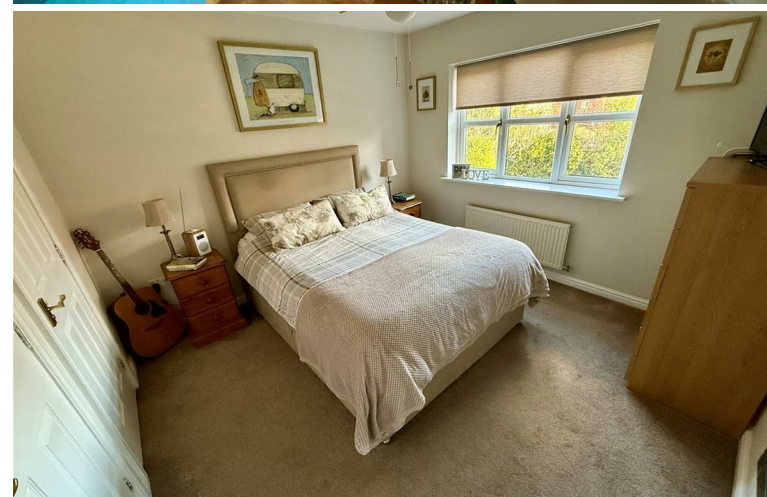
9'9" max x 9'2" (2.97m max x 2.79m)

REFITTED BATHROOM

SIDE GARAGE

DRIVEWAY PARKING

REAR GARDEN



TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 4 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 24/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 24/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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



96 Dickens Heath Road Dickens Heath Solihull B90 1RL
Council Tax Band: F

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	67
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		
Potential		85

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.

