



melvyn
Danes
ESTATE AGENTS

Kerr Lane
Dickens Heath
Offers Around £399,950

Description

This deceptively spacious end mews house is situated in the popular modern village of Dickens Heath and is located close to the village green and was built originally by Redrow Homes to their 'Matlock' design and offers larger than expected accommodation really does need to be viewed to be appreciated.

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; with 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 for this improved property which has a very pleasant landscaped garden, two driveway parking spaces and four well proportioned bedrooms (three of which benefit from built in wardrobes). Kerr Lane is a quiet location which accessed via Yarn Lane adjacent to the village green.



Accommodation

RECEPTION HALLWAY

GUEST CLOAKS WC

DUAL ASPECT LOUNGE

18'8" x 10'1" max (5.69m x 3.07m max)

DINING KITCHEN

18'8" x 10'11" max (8'0" min) (5.69m x 3.33m max (2.44m min))

GENEROUS UTILITY ROOM

10'10" x 8'1" (3.30m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE

12'3" x 9'6" (3.73m x 2.90m)

DRESSING AREA

EN SUITE SHOWER ROOM

BEDROOM TWO

12'9" x 8'6" (3.89m x 2.59m)

BEDROOM THREE

9'11" x 9'6" (3.02m x 2.90m)

BEDROOM FOUR

8'7" x 7'1" (2.62m x 2.16m)

FAMILY BATHROOM

SMALL GARAGE/STORE

8'5" x 7'3" (2.57m x 2.21m)

LANDSCAPED REAR GARDEN

TWO DRIVEWAY PARKING SPACES



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 31/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 31/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

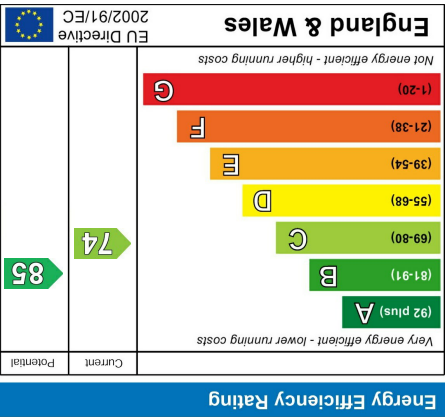
VIEWING: By appointment only with the office on the number below.

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.

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1 Kerr Lane Dickens Heath Solihull B90 1TT
Council Tax Band: E



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.