



melvyn
Danes
ESTATE AGENTS

Tilehouse Lane
Tidbury Green
Offers Around £599,950

Description

Tilehouse Lane is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood. This small enclave of just four main roads in a triangle format contain a variety of properties ranging from bungalows and cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Wood and Bills Fisheries in the opposite direction, both providing pleasant recreation areas.

We are advised that the property is situated within the catchment area of Tudor Grange Secondary School which is located in Solihull. Infant and Junior schooling is catered for at Tidbury Green School on Dickens Heath Road. On the main Stratford Road in Shirley, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. There are Railway Stations at Whitlocks End and on Haslucks Green Road in Shirley, providing a train service to Birmingham City Centre and Stratford upon Avon.

An ideal location therefore for this most individual detached property which has been in it's current ownership since 1991 and has been extended and improved and now offers versatile accommodation with bedrooms on the ground and first floor. There is a pleasant sitting room with open fire and an extended dining kitchen with utility space to the side. The extensive private and established rear garden needs to be seen to be appreciated and offers enormous potential for further extension (subject to necessary planning permissions).



GENEROUS FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

17'3" into bay x 13'0" (5.26m into bay x 3.96m)

EXTENDED DINING KITCHEN

24'6" max x 11'10" max (10'0" min) (7.47m max x 3.61m max (3.05m min))

SIDE UTILITY

22'10" x 4'4" (6.96m x 1.32m)

BEDROOM ONE

14'6" x 10'2" (4.42m x 3.10m)

BATHROOM

10'11" x 6'4" (3.33m x 1.93m)

BEDROOM FOUR

9'8" max x 8'9" max (2.95m max x 2.67m max)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM TWO

13'5" max x 12'0" max (4.09m max x 3.66m max)

BEDROOM THREE

11'10" max (7'10" min) x 13'5" max (3.61m max (2.39m min) x 4.09m max)

FIRST FLOOR SHOWER ROOM

SIDE DETACHED GARAGE

30'4" x 10'1" (9.25m x 3.07m)

SIDE DRIVEWAY

EXTENSIVE 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 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 17/06/2025. Actual service availability at the property or speeds received may be different.

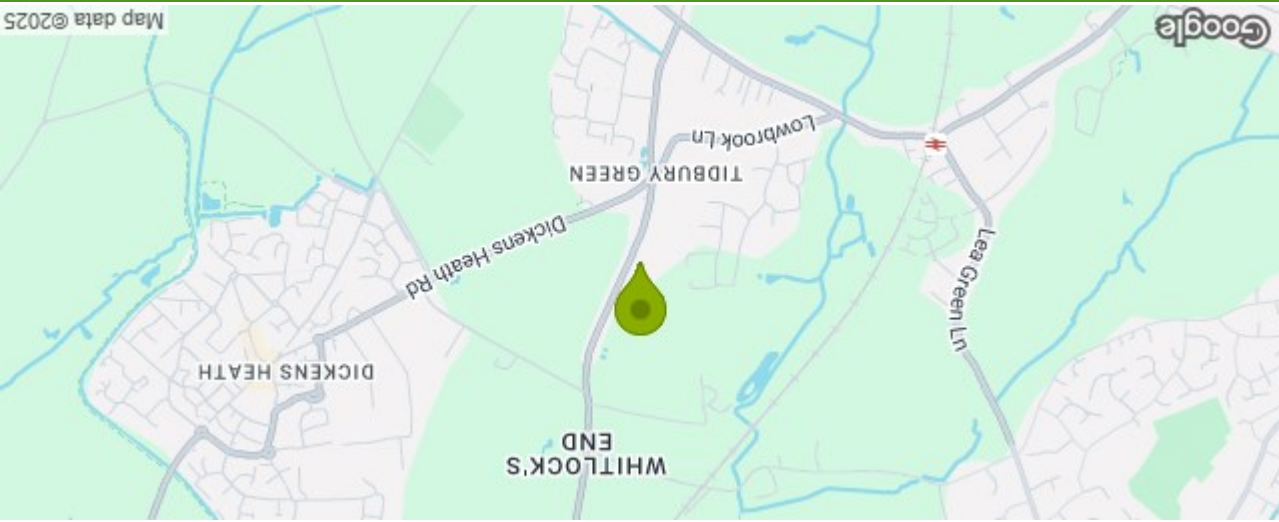
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 17/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



382 Tilehouse Lane Tidbury Green Solihull B90 1PX Council Tax Band: E

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
64	78	
EU Directive 2002/91/EC		
England & Wales		

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.

