

melvyn
Danes
ESTATE AGENTS

RESIDENTS
TRAFFIC

Ascote Lane

Dickens Heath

Asking Price £170,000

Description

The modern village of Dickens Heath is situated approximately two miles from Shirley town centre.

The former farm land has been developed over recent years by a number of house builders. Centred around a village centre offering a variety of local shops, hostelries, offices and residential property set along a traditional style 'High Street'. Recently constructed is the impressive Waterside development providing access directly to the canal towpath walk way along the picturesque Stratford upon Avon canal.

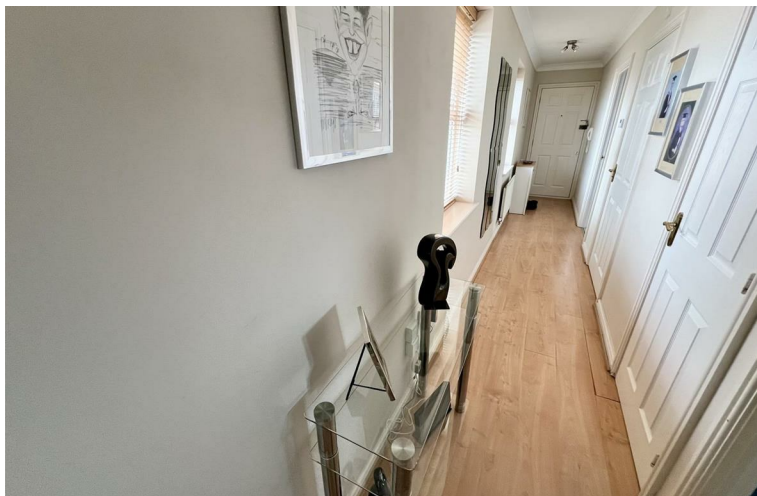
Ascote Lane is situated in the heart of the village, and has pedestrian access directly into Main Street where the shops, bars and restaurants in the centre of the village can be found.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries 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. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

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 Parks, and on to 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 Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this most individual second floor apartment which is situated in this apartment block which spans the junction with Rumbush Lane and Ascote Lane originally constructed by Redrow Homes. The apartment block houses only 6 apartments and number 8 is located on the top floor.

The apartment block is accessed from Rumbush Lane and from the rear parking area accessed from Ascote Lane with doors that lead to the communal entrance. Number 8 is located on the second floor and it is a bright and airy, well presented two bedroom apartment.



SECURE COMMUNAL ENTRANCE

HALLWAY

OPEN PLAN LIVING SPACE

17'2" x 14'11" (5.23m x 4.55m)

BEDROOM ONE

13'3" x 9'5" (4.04m x 2.87m)

EN-SUITE

BEDROOM TWO

13'4" x 6'10" (4.06m x 2.08m)

BATHROOM

**TWO ALLOCATED PARKING
SPACES**



TENURE: We are advised that the property is Leasehold with apxx 975 years remaining with a peppercorn ground rent and a service charge of approximately £155 per month.

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 21/08/2025. 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 provider (data taken from checker.ofcom.org.uk on 21/08/2025). 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 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. 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.



8 Ascote Lane Dickens Heath Solihull B90 1TP Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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	
78	78	

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.

