



Rumbush Lane, Dickens Heath

Offers Over £140,000







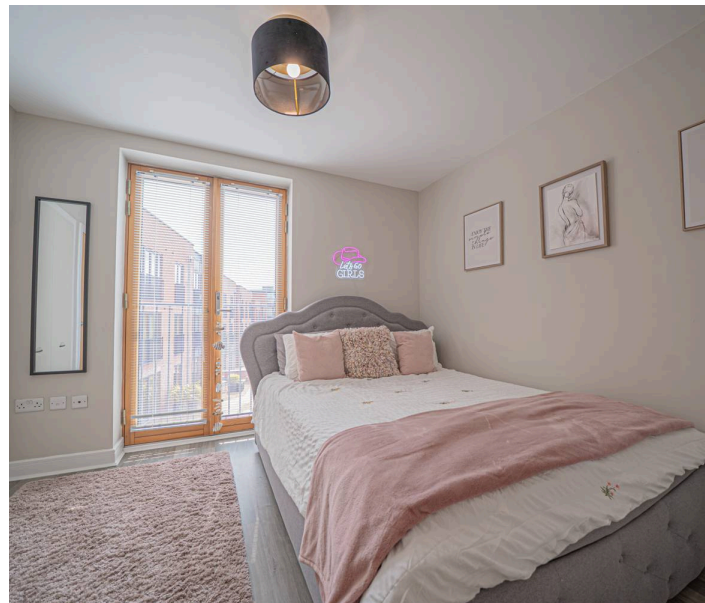
## PROPERTY OVERVIEW

Presenting an exceptional opportunity, this immaculately presented one-bedroom apartment is ideally suited for first-time buyers or astute investors seeking a modern and convenient living space.

Upon entry, a bright and spacious open kitchen and living area greet you, boasting integrated appliances and two charming Juliet balconies, perfect for enjoying natural light and fresh air. The accommodation flows seamlessly into a generously sized double bedroom featuring fitted storage, promising both comfort and practicality.

This property also features a well-appointed family bathroom, ensuring convenience and comfort for residents and guests alike. Additionally, the allocated parking space behind secure gated provides peace of mind and ease of access to residents.

Meticulously maintained and designed to maximise space and functionality, this residence represents a prime opportunity to acquire a contemporary and inviting home in a sought-after location.







## PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: A

Tenure: Leasehold







- Sought After Location
- Immaculately Presented Apartment
- One Double Bedroom
- Ideally Suited For First Time Buyers or Investors
- Spacious Open Plan Kitchen & Living Area
- One Allocated Parking Space Behind Secure Gates
- Meticulously Maintained and Designed
- Integrated Appliances



**OPEN PLAN KITCHEN AND LIVING ROOM**

15' 4" x 10' 10" (4.67m x 3.29m)

**BEDROOM**

10' 11" x 10' 11" (3.32m x 3.33m)

**BATHROOM**

7' 3" x 6' 4" (2.21m x 1.93m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 36.5 sq.m. = 393.3 sq.ft. approx.

**OUTSIDE THE PROPERTY****ALLOCATED PARKING SPACE****ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge freezer, washing machine, tumble dryer, all blinds and light fittings, fitted wardrobes and car charging point.

**ADDITIONAL INFORMATION**

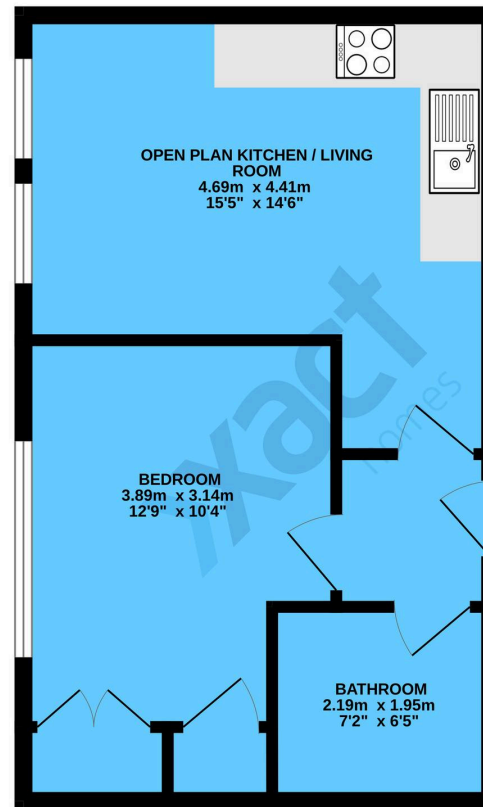
Service Charge – £1,680.00 pa Ground Rent – £265.00 pa

**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 36.5 sq.m. (393 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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