

HUNTERS®

HERE TO GET *you* THERE



Whitchurch Lane

Shirley, Solihull, B90 1PB

£560,000



Council Tax: F



27 Whitchurch Lane

Shirley, Solihull, B90 1PB

£560,000



Introduction

This beautifully presented detached property, built by Laing Homes, is ideally located on a sought-after lane within the ever-popular Dickens Heath Village – a contemporary development that combines village charm with modern convenience.

Dickens Heath is a vibrant and thoughtfully planned community, located approximately two miles from Shirley and four miles from Solihull town centre. Established over the past two decades on former farmland, the village is centred around a bustling high street and a picturesque village green, creating a unique and welcoming environment.

Whitchurch Lane is positioned just off Tythe Barn Lane, one of the main routes into the village. This location enjoys close proximity to scenic open countryside and the nearby canal, offering tranquil walks that stretch as far as Birmingham city centre and Earlswood Lakes.

The village caters well for families, boasting its own primary school, while secondary education options include the well-regarded Light Hall and Alderbrook schools (subject to local authority confirmation).

A wide range of shopping and leisure facilities are available in nearby Shirley, including supermarkets, independent retailers, and a variety of eateries. For further retail therapy, Solihull's Touchwood Shopping Centre is easily accessible, offering premium shopping and entertainment options. Excellent transport links include frequent bus services along the A34, as well as rail connections from nearby Whitlocks End Station, providing direct routes to Birmingham and Stratford-upon-Avon.

Commuters will appreciate the easy access to major road networks via the M42, with junction 4 leading to the Blythe Valley Business Park, and junction 6 offering routes to the NEC, Birmingham International Airport, and Railway Station.

Lounge

16'3 x 11'1 (4.95m x 3.38m)

Dining Room

10'11 x 10'12 (3.33m x 3.05m)

Kitchen

11'11 x 10'1 (3.63m x 3.07m)

Utility

7'8 x 4'10 (2.34m x 1.47m)

Bedroom One

12'10 x 11'9 (3.91m x 3.58m)

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)

Bedroom Three

10'6 x 8'7 (3.20m x 2.62m)

Bedroom Four

9'6 x 8'4 (2.90m x 2.54m)

Bathroom

6'8 x 6'0 (2.03m x 1.83m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Tel: 0121 709 0111

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no

responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information, and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this, or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



Road Map



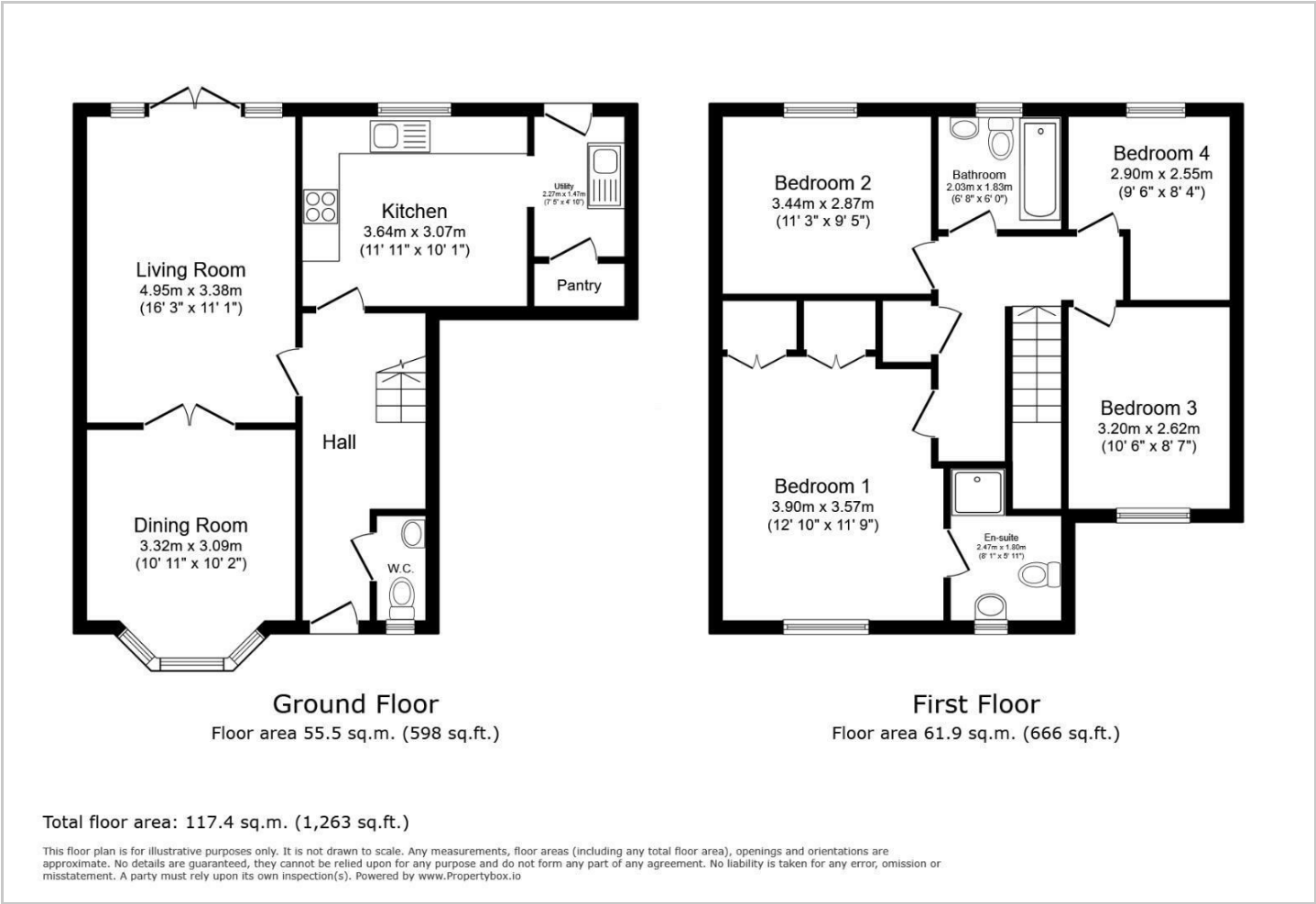
Hybrid Map



Terrain Map



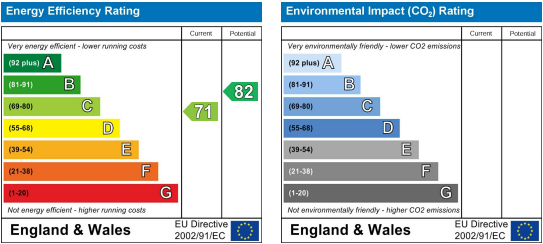
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.