melvyn Danes
ESTATE AGENTS

Ladys Hall Lane

Dickens Heath

Offers Around £650,000

Description

Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland has been developed over the last two decades by a number of house builders to provide a modern residential development centred around a High Street and village green.

Ladys Hall Lane is situated on the fringe of the village and 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 itself boasts its own junior and infant school, and 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 hostelries, 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.

Forming part of 'The Paddocks' development which was originally constructed by David Wilson Homes in 2016, this deceptively spacious extended detached house enjoys a pleasant position with a small green area to the side. Sitting back from the road behind a planted and well tended foregarden, a paved pathway leads to a front door giving access to the beautifully presented, spacious extended family home over three floors.

Accommodation

HALLWAY

LOUNGE
17'9" x 10'6"

EXTENDED KITCHEN DINER
17'9" x 20'9"

UTILITY
5'7" x 5'9"

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE
10'3" x 11'4"

WALK IN WARDROBE
7'5" x 6'0"

EN-SUITE

BEDROOM TWO
11'0" x 9'9"

FAMILY BATHROOM

SECOND FLOOR LANDING

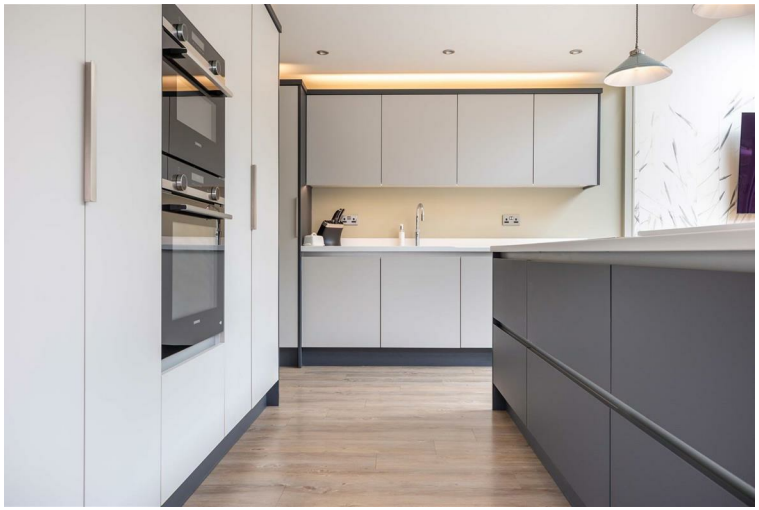
BEDROOM THREE
14'0" x 9'7"
(restricted head height)

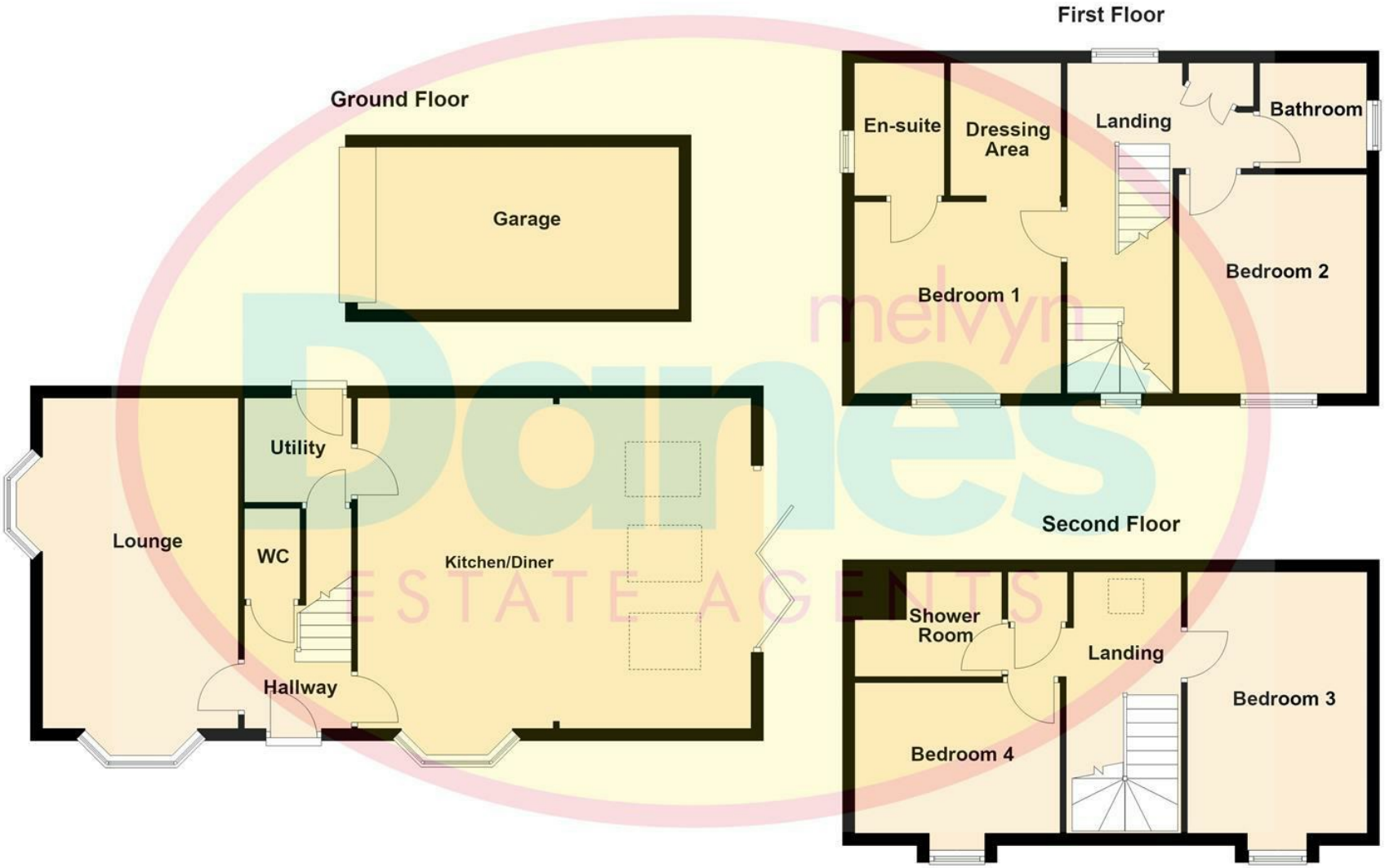
BEDROOM FOUR
7'6" x 11'2"
(restricted head height)

SHOWER ROOM

REAR GARDEN

GARAGE
17'1" x 8'9"





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.

TENURE: We are advised that the property is Freehold

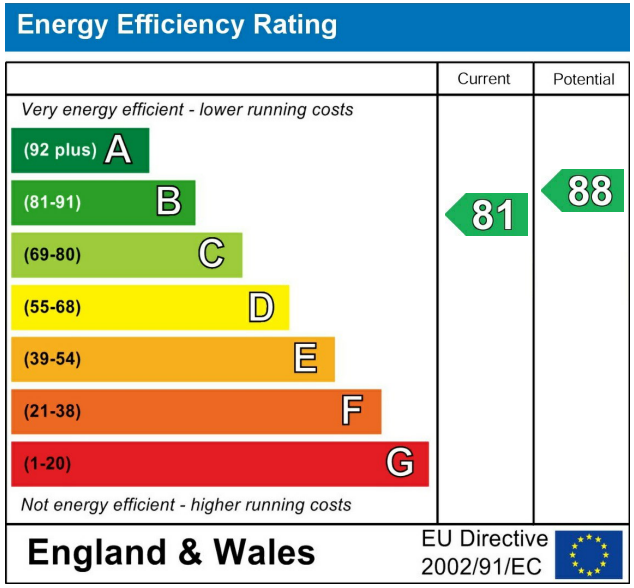
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 02/09/2026. Actual service availability at the property or speeds received may be different.

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.

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. 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. 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.

14 Ladys Hall Lane Dickens Heath Solihull B90 1FQ
Council Tax Band: F



Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk