

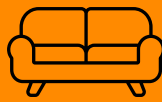


**Tythe Barn Lane, Dickens Heath
Marketed by Tom Cooper powered by eXp**





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Tythe Barn Lane is tucked away within a small and peaceful cul de sac in the ever popular village of Dickens Heath, a location highly regarded for its village atmosphere, scenic walks and excellent local amenities. The village offers a fantastic range of cafés, restaurants, shops and everyday conveniences, all centred around the picturesque village square and canalside walks. The area is particularly popular with families and professionals alike thanks to its balance of modern living and green open spaces, while also benefiting from excellent transport links into Solihull, Birmingham and the surrounding motorway network.

This detached family home offers generous accommodation throughout, versatile living spaces and a superb setting within one of Solihull's most desirable villages.

To the front of the property there is a front garden alongside parking and access to the double garage, which benefits from two up and over doors as well as access directly from the rear garden, making it ideal for both parking and storage.

Stepping inside, you are welcomed by a spacious entrance hallway complete with useful understairs storage, immediately giving a sense of the size and practicality this home has to offer.

The lounge is positioned to the front of the property and enjoys a lovely bay window allowing natural light to flood the room. Double doors lead through into the separate dining room, creating a flowing layout that works perfectly for entertaining while also allowing each room to remain separate when desired. The interconnected living spaces make the ground floor extremely versatile and well suited for modern family life.

To the rear of the property sits the spacious kitchen breakfast room, a bright and airy space benefiting from windows and sliding doors overlooking and leading out to the garden. The kitchen offers integrated appliances along with an excellent range of cupboards and worktop space, making it both practical and sociable for everyday living. Just off the kitchen is a separate utility room housing the washing machine and wall mounted boiler, helping keep the main kitchen area clutter free.

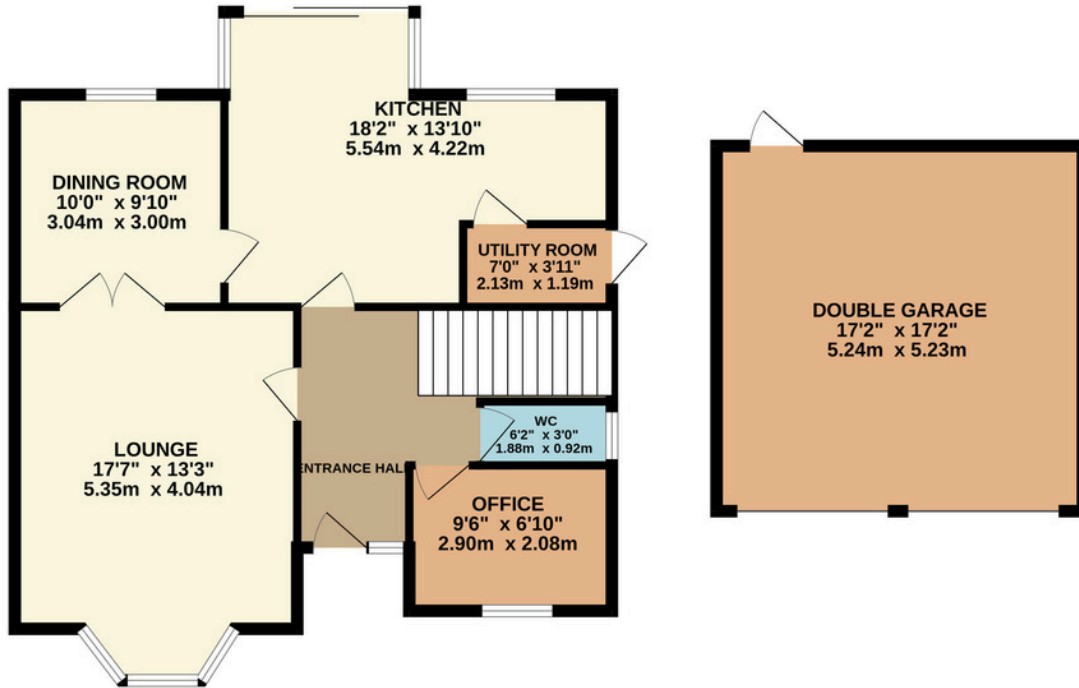
The ground floor also benefits from a downstairs toilet along with an additional study or playroom, ideal for those working from home or families needing extra flexibility.

Upstairs, there are four spacious bedrooms, three of which benefit from fitted wardrobe space. The main bedroom enjoys the added luxury of a spacious en suite shower room, while the remaining bedrooms are all well proportioned and ideal for family living. The family bathroom is also located on the first floor and serves the remaining accommodation.

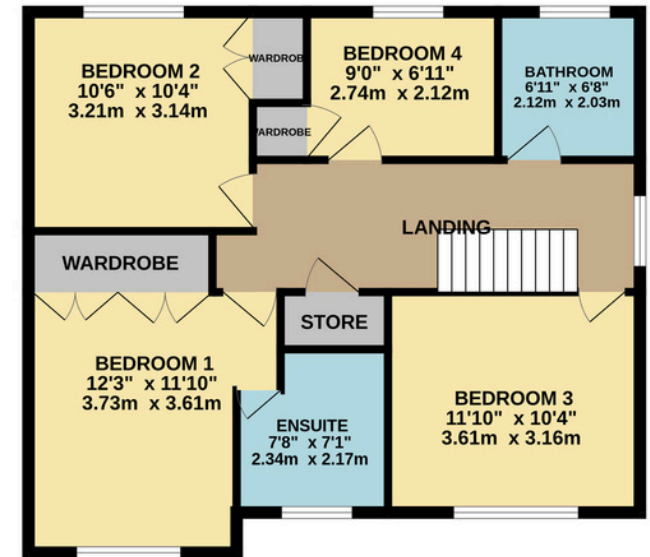
To the rear of the property is a great size garden featuring a large lawned area enclosed by wooden fencing, providing a fantastic outdoor space for children, entertaining or simply relaxing in the warmer months.

This is a fantastic opportunity to purchase a spacious detached family home in one of Dickens Heath's most sought after residential settings.

GROUND FLOOR



1ST FLOOR



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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Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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