

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

An aerial photograph of a modern, multi-story brick building. The building features a prominent rooftop terrace with a wooden deck, a grey metal railing, and a grey metal roof. The terrace is furnished with black outdoor furniture, including a sofa, chairs, and a coffee table. A patterned rug is laid out on the deck. The building is surrounded by other brick buildings and a parking lot with several cars. The sky is overcast.

Hutchings Lane  
Dickens Heath  
Offers Around £249,950

## Description

The village of Dickens Heath is situated approximately two miles from Shirley town centre and 5 miles from Solihull Town Centre.

Within the village setting, Dickens Heath offers a number of shops, wine bars and local businesses set along a traditional style 'High Street'. This building forms part of the impressive Waterside development providing access directly to the canal towpath with walk ways along the picturesque Stratford upon Avon canal and access to the village nature reserve and countless open green spaces.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostellers and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant Touchwood Centre offering shopping facilities and evening entertainments.

Off the main Stratford Road leads Marshall Lake Road having 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. The village itself benefits from close proximity of Whitlocks End Railway Station with ample commuter parking; whilst Solihull and Widney Manor Stations offer services to Central London and beyond.

This apartment was built to a good specification and is part of the 'Aquatude' development. Sitting canalside, the grounds are well maintained and benefit from an on site property manager who oversees the maintenance of all communal areas, underground and overground car parks and gardens to an excellent standard.

This particular penthouse apartment enjoys a large roof terrace providing a rare and very useable outside space with far reaching views over the canal and open land beyond.

Accessed via an entrance on Hutchings Lane opposite the canal, where a secure glazed entrance door with intercom system leads directly to the communal hallway, with lift and stair access to the underground car park and all floors above. Situated on the top floor, a front door opens directly to the



**RECEPTION HALLWAY**

Having recessed ceiling spotlights and doors radiating off to the open plan living area, two bedrooms, bathroom and airing/storage cupboard

**OPEN PLAN KITCHEN & LIVING AREA**

19'4" x 14'4" (5.89m x 4.37m)

**OPEN PLAN LIVING AREA**

Having two sets of sealed unit double glazed doors to the terrace and the balcony enjoying far reaching open views, recessed ceiling spotlights and electric panel heater

**KITCHEN AREA**



Having recessed ceiling spotlights and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor canopy over, integrated washing machine, fridge and freezer

**BEDROOM ONE**

9'3" x 9'1" min (2.82m x 2.77m min)

Having sealed unit double glazed doors to the balcony enjoying far reaching open views, recessed ceiling spotlights, electric panel heater, built in wardrobes and door opening to the



**EN SUITE SHOWER ROOM**

Having recessed ceiling spotlights, shower enclosure, pedestal wash hand basin, low level WC, complementary wall tiling and electric heated towel rail



**BEDROOM TWO**

9'3" x 8'5" min (2.82m x 2.57m min)

Having sealed unit double glazed doors to the balcony enjoying far reaching open views, recessed ceiling spotlights, electric panel heater and built in wardrobes



**MAIN BATHROOM**

Having recessed ceiling spotlights, electric heated towel rail, panelled bath, pedestal wash hand basin, low level WC and complementary tiling



**TENURE:** We are advised that the property is Leasehold with approximately 109 years remaining on the lease. There is an annual ground rent of £265 payable. The service charge payable for 1/7/25 to 31/12/25 was £1327.99.

**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 56 Mbps. Data taken from checker.ofcom.org.uk on 24/10/2025. 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 the provider (data taken from checker.ofcom.org.uk on 24/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

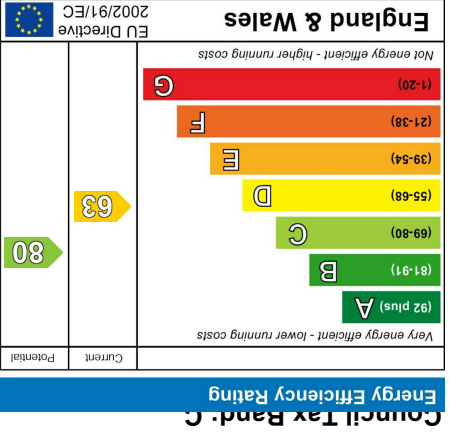
**VIEWING:** By appointment only with the office on the number below.

**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 Conveyancers or Surveyors are 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.



97 Cornwood House Hutchings Lane Dickens Heath Solihull B90  
11TB  
Council Tax Band: C



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.

