



# Marshfield, Dickens Heath

**Offers Around £335,000**

- SUPERBLY POSITIONED MEWS HOUSE
- GUEST CLOAKS WC
- DINING KITCHEN
- BATHROOM & EN SUITE
- DRIVEWAY PARKING
- RECEPTION HALLWAY
- LOUNGE
- THREE BEDROOMS
- SINGLE GARAGE
- VIEWING RECOMMENDED



The modern village of 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 central High street and village green.

Marshfield is accessed via Brixfield Way which leads directly from Rumbush Lane which forms one of the main artery roads through the development benefits, which as a whole benefits from close proximity of open countryside and the canal, where canalside walks will take you through to Birmingham Centre and Earlswood Lakes. The village 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 hostelrys, 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 the National Exhibition Centre and Birmingham International Airport and Railway Station.

Originally built to the 'Conrad' design by Redrow Homes, this modern house occupies a prime position in this small courtyard of properties nestled within a selection of larger detached houses. Sitting back from the road behind a block set courtyard which leads to a front door with double glazed insets and canopy porch over, opening to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, door to the lounge and door opening to the

### GUEST CLOAKS WC

Having ceiling light point, central heating radiator, low level WC and pedestal wash hand basin

### LOUNGE 17'0" x 13'0" max



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, turned staircase rising to the first floor, storage cupboard and door opening to the

### DINING KITCHEN 16'3" x 9'6" (4.95m x 2.90m)



Having sliding double glazed patio style doors and UPVC double glazed window to the rear garden, two ceiling light points, central heating radiator, tiled flooring, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated dishwasher, fridge and freezer, space and plumbing for washing machine

### FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors off to three bedrooms, family bathroom and airing cupboard



**BEDROOM ONE**  
**9'10" x 9'4" to wardrobe fronts**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in double wardrobes and door opening to the

**EN SUITE SHOWER ROOM**



Having ceiling light point, central heating radiator, recessed shower enclosure, pedestal wash hand basin, low level WC and extractor fan

**BEDROOM TWO**  
**11'10" x 9'0" + door recess (3.61m x 2.74m + door recess)**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**BEDROOM THREE**  
**8'9" x 7'0"**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**BATHROOM**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, panelled bath with telephonic mixer shower over, pedestal wash hand basin and low level WC

**REAR GARDEN**



Having paved patio area with lawn beyond having close board panel fence surround and part double glazed door opening to the

**SINGLE GARAGE**

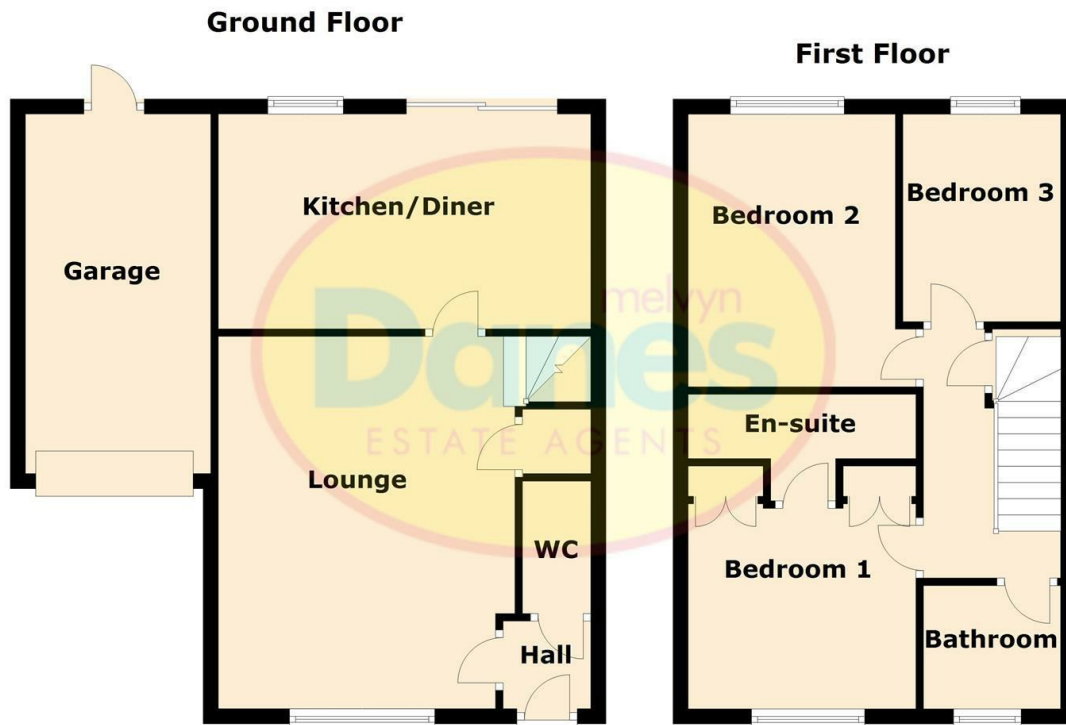
Having light and power and up and over door to the front driveway

**BLOCK PAVED DRIVEWAY**

Allowing parking in front of the garage with an additional space to park in front of the house

## FLOOR PLAN

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.



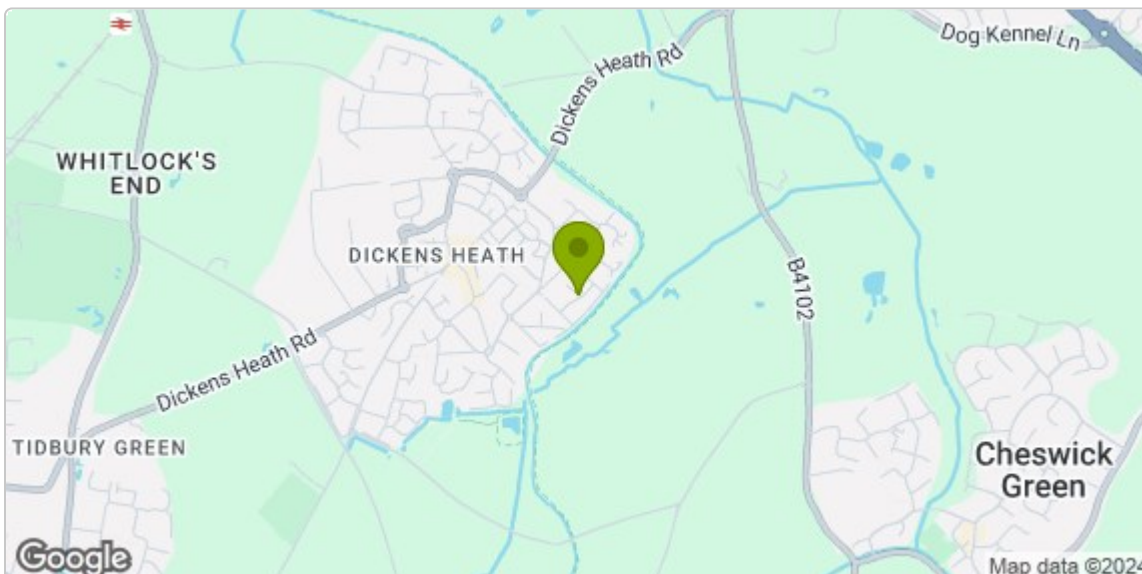
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
8 Marshfield Dickens Heath  
Solihull B90 1TD

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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