



Tythe Barn Lane, Dickens Heath

Offers Around £360,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- UTILITY ROOM
- BATHROOM
- PORCH
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN & WORKSHOP

The village of Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland that surrounded this cluster of traditional houses 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.

Tythe Barn Lane is one of the artery roads providing access into 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 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 hostellers, 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.

Dickens Heath is served by nearby Whitlocks End Railway Station which is situated at the end of Tythe Barn Lane which provides rail links to Birmingham city centre and Stratford-upon-Avon.

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.

An ideal location therefore for this 1930's semi detached house which occupies a prime position within this cul-de-sac off shoot of the road and is set back behind a deep front driveway that provides off road parking. The driveway extends to the

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing, under stair storage cupboard and door to

DINING ROOM

11'6" x 10'5" (3.51m x 3.18m)

Having double glazed sliding door to utility room, ceiling light point, central heating radiator, coved cornicing to ceiling and arched opening to

LOUNGE

14'2" into bay x 10'4" (4.32m into bay x 3.15m)

Having double glazed bay window to front aspect, ceiling light point, central heating radiator and coved cornicing to ceiling

KITCHEN

9'3" x 5'10" (2.82m x 1.78m)

Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, double oven, four ring gas hob with extractor over, ceiling light point, central heating radiator, tiled floor and opening to

UTILITY ROOM

Having double glazed window to rear aspect, double glazed door to rear garden, wall mounted light, base units with roll top work surface over, space for fridge freezer and tumble dryer, space and plumbing for washing machine, wall light, wall mounted gas central heating boiler and tiled floor

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE

14'4" into bay x 10'1" (4.37m into bay x 3.07m)

Having double glazed bay window to front elevation, ceiling light point, central heating radiator and wardrobe with sliding mirror doors

BEDROOM TWO

9'5" x 9'11" (2.87m x 3.02m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

7'2" x 6'4" (2.18m x 1.93m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

BATHROOM

Having double glazed window to side elevation, panel bath with electric shower over, pedestal wash hand basin, low level wc, recessed lights, central heating radiator and extractor fan

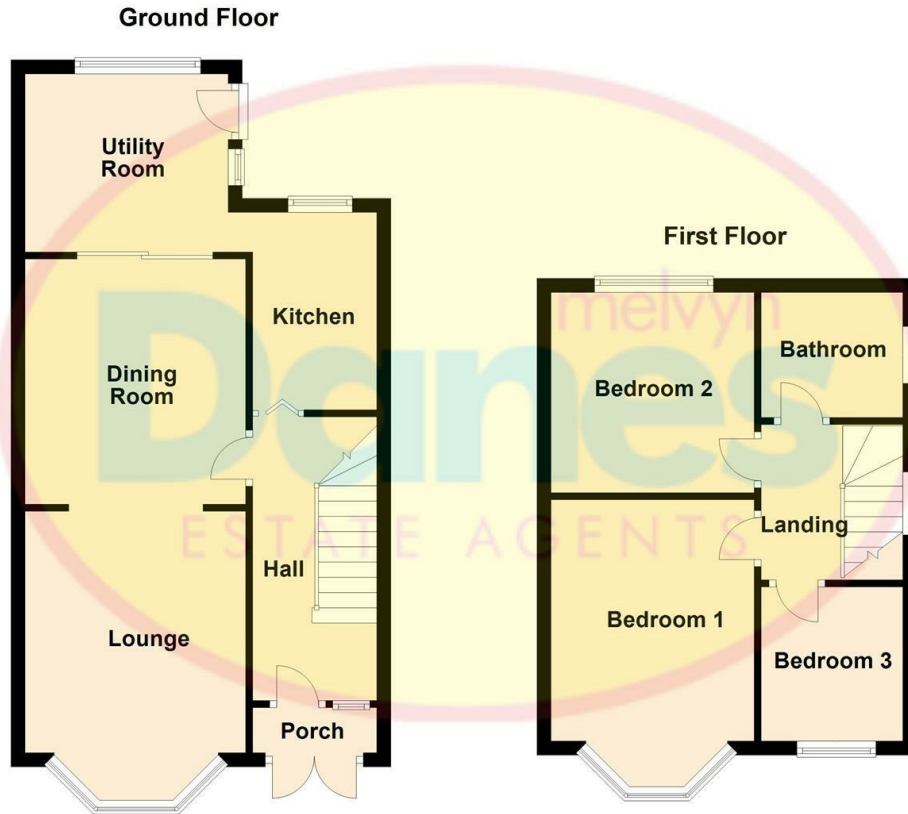
REAR GARDEN

Having a paved patio with the rest laid mainly to lawn with workshop to the rear and gate to the side providing access back to the front of the property

WORKSHOP

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 but as yet we have not been able to verify this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

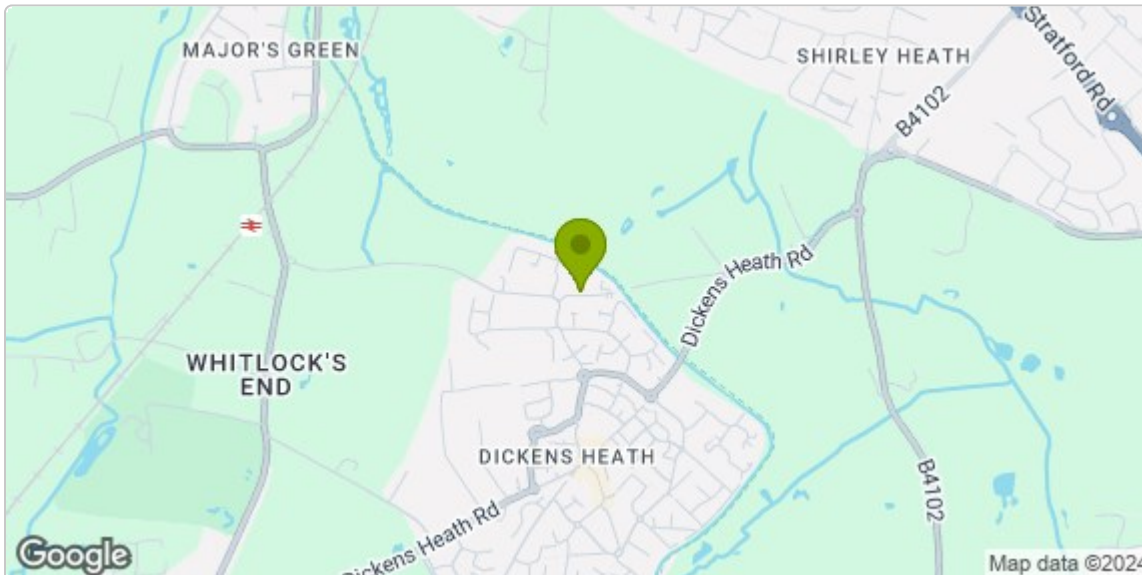
COUNCIL TAX - Band C

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
132 Tythe Barn Lane Dickens Heath Solihull B90 1PF

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	