



# Tythe Barn Lane, Dickens Heath

## Offers Around £259,950

- CANALSIDE APARTMENT WITH DELIGHTFUL VIEW
- LOUNGE DINING ROOM
- TWO BEDROOMS
- MAIN BATHROOM
- ALLOCATED SECURE PARKING
- RECEPTION HALLWAY WITH CLOAKS
- MODERN FITTED KITCHEN
- EN SUITE SHOWER ROOM
- COMMUNAL GARDEN
- VIEWING ESSENTIAL

Three Maypoles Wharf is an exclusive gated development originally constructed in the early 2000's by Laing Homes and enjoys a delightful position on the canal side accessed from Tythe Barn Lane which is located on the far side of the modern village of Dickens Heath. The whole development 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 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 and has extensive parking areas for commuters.

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.

The residents of the building enjoy communal gardens that literally side the canal and this particular property enjoys a private aspect overlooking the canal which really needs to be seen to be appreciated.

Located in the rear building on the first floor and a front door opens from the communal entrance to the entrance lobby with a staircase rising. A front door opens to the

### RECEPTION HALLWAY

Having recessed ceiling spotlights, central heating radiator, useful cloaks/storage cupboard housing the recently replaced central heating boiler, additional storage/airing cupboard, LVT wood effect flooring and doors radiating off

### THROUGH LOUNGE DINING ROOM 27'9" x 10'0" max (8'2" min) (8.46m x 3.05m max (2.49m min))

Having UPVC double glazed Juliette style balconies to the front and rear and additional light release window to the side, two ceiling light points, two central heating radiators, LVT wood effect flooring and two wall light points



### FULLY FITTED KITCHEN 8'10" x 6'8" (2.69m x 2.03m)



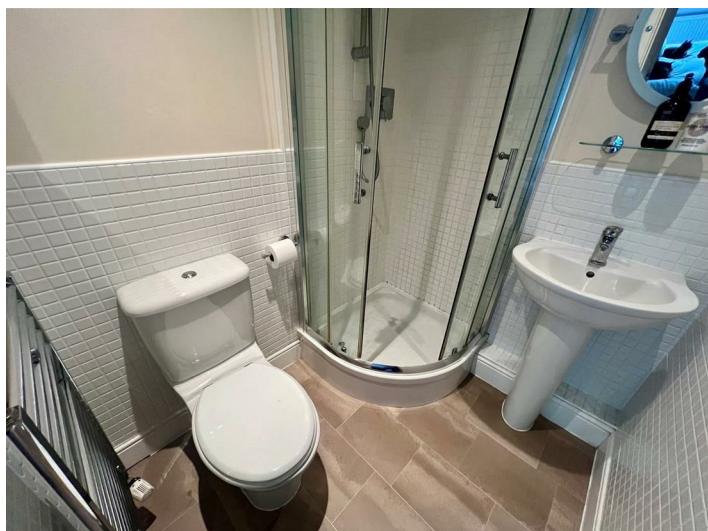
Having UPVC double glazed window to the rear, recessed ceiling spotlights, LVT wood effect flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge, freezer, washing machine, dishwasher and microwave

**BEDROOM ONE**  
**13'10" max x 11'0" (4.22m max x 3.35m)**



Having UPVC double glazed window to the front overlooking the canal, ceiling light point, central heating radiator, built in wardrobe and door opening to the en suite shower room

**EN SUITE SHOWER ROOM**



Having recessed ceiling spotlights, heated towel rail, quadrant shower enclosure, pedestal wash hand basin and low level WC



**BEDROOM TWO**  
**13'10" max x 6'8" (4.22m max x 2.03m)**

Having UPVC double glazed window to the front overlooking the canal, ceiling light point, central heating radiator, LVT wood effect flooring and built in bookshelves

**BATHROOM**



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

**COMMUNAL GARDEN**



Situated alongside the canal and therefore enjoying a view over, being paved for ease of maintenance in the patio area and having lawns to the side

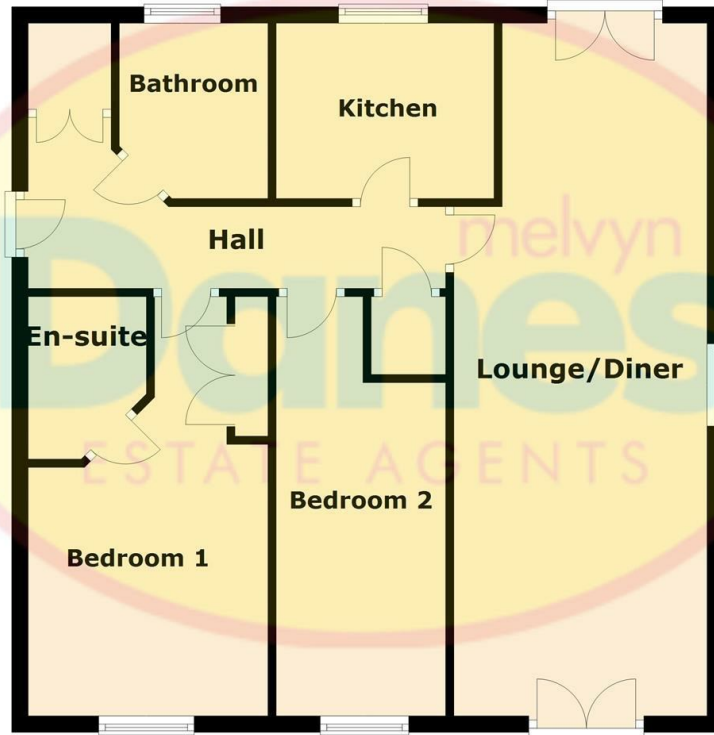
**ALLOCATED PARKING SPACE**

Located in the communal parking bays with secure remote controlled gated access and personnel gate

## 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.

### First Floor



#### TENURE

We are advised that the property is Leasehold and has approximately 104 years remaining. There is an annual ground rent of £150 and as is subject to an annual service charge of approximately £1700.

#### COUNCIL TAX - Band D

#### VIEWING

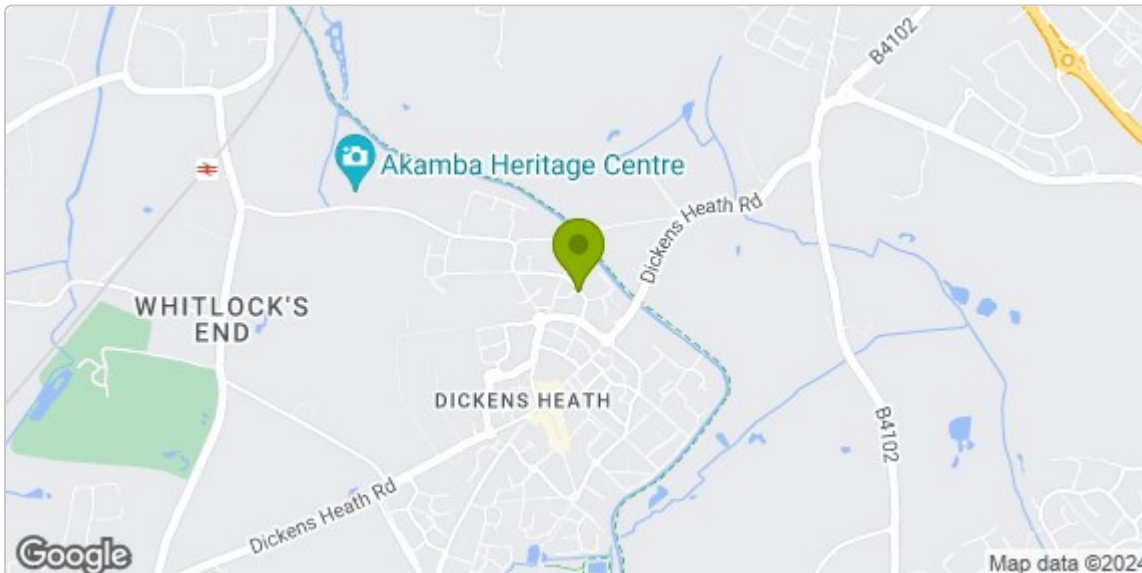
By appointment only please with the Shirley office on 0121 744 2801.

#### 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 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:**  
Three Maypoles Wharf Tythe  
Barn Lane Dickens Heath  
Solihull B90 1PF

**Council Tax Band: D**

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

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