



# Broom Lane, Dickens Heath

## Offers Around £349,950

- RECEPTION HALLWAY
- DINING KITCHEN
- THREE BEDROOMS
- DELIGHTFUL GARDEN
- CANALSIDE DEVELOPMENT
- LOUNGE
- UTILITY/WC
- REFITTED SHOWER ROOM
- GARAGE & DRIVE
- NO UPWARD CHAIN

Originally constructed in the early 2000's by Laing Homes and enjoying 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.

Located enjoying a private position adjacent to the pathway alongside the canal, this charming end town house is accessed via secure gates from Broom Lane from where a pedestrian access leads to the block set frontage from where a front door opens to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, stairs to the first floor accommodation and door opening to the



### LOUNGE

**15'10" x 10'9" overall (4.83m x 3.28m overall)**

Having UPVC double glazed window to the front, two ceiling light points, central heating radiator, feature fireplace and door opening to the

### DINING KITCHEN

**14'0" x 11'3" max (4.27m x 3.43m max)**



Having UPVC double glazed double opening doors and window to the rear garden, two ceiling light points, central heating radiator, door to the utility/WC and being fitted with a range of modern wall and base mounted storage units with butchers block work surfaces over having inset sink and drainer, integrated electric oven with halogen hob and extractor canopy over, integrated fridge, freezer and dishwasher



### UTILITY/WC

Having ceiling light point, space and plumbing for washing machine, wall mounted storage unit, low level WC and wash hand basin

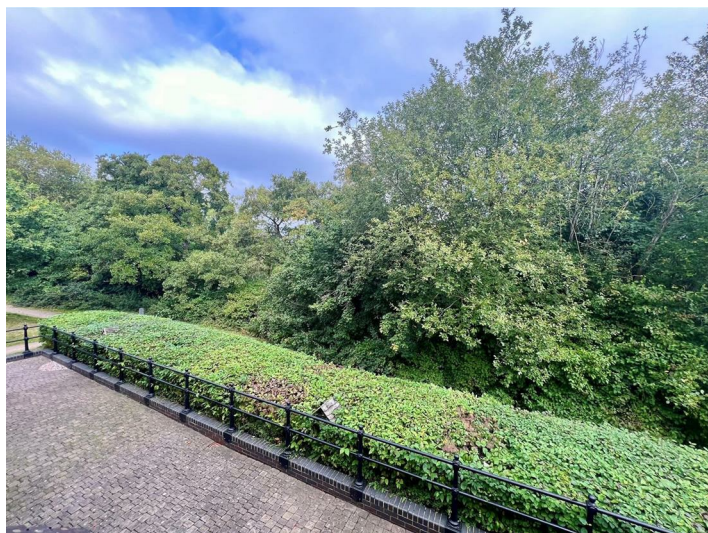
### FIRST FLOOR LANDING

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

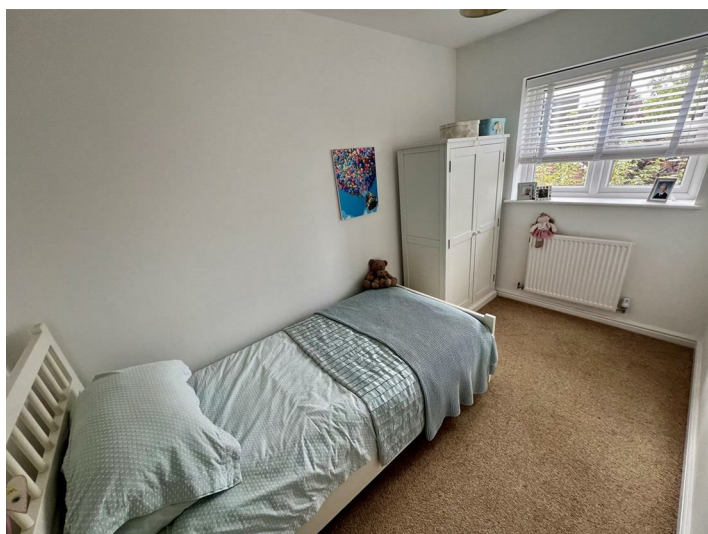
**BEDROOM ONE**  
**11'9" x 10'1" (3.58m x 3.07m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, over bulkhead store cupboard and built in wardrobe



**BEDROOM TWO**  
**11'4" x 6'8" (3.45m x 2.03m)**



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

**BEDROOM THREE**  
**8'10" x 7'0" (2.69m x 2.13m)**

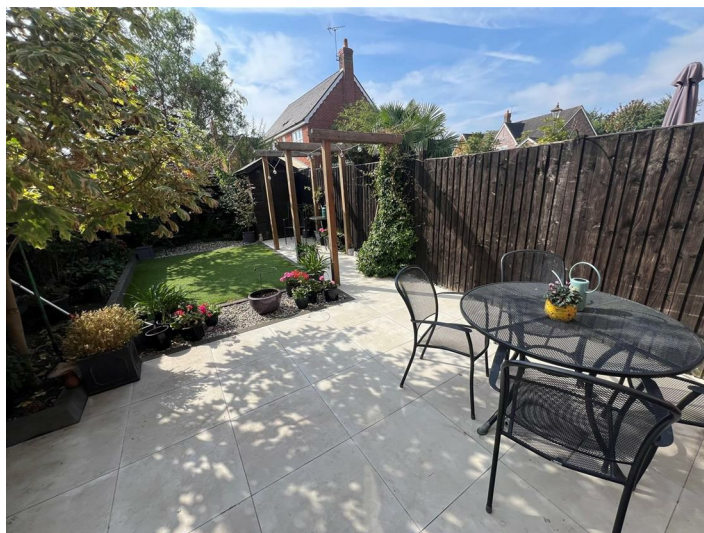
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

**REFITTED SHOWER ROOM**



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, tandem glazed shower enclosure, vanity unit with inset wash hand basin and low level WC

**DELIGHTFUL REAR GARDEN**



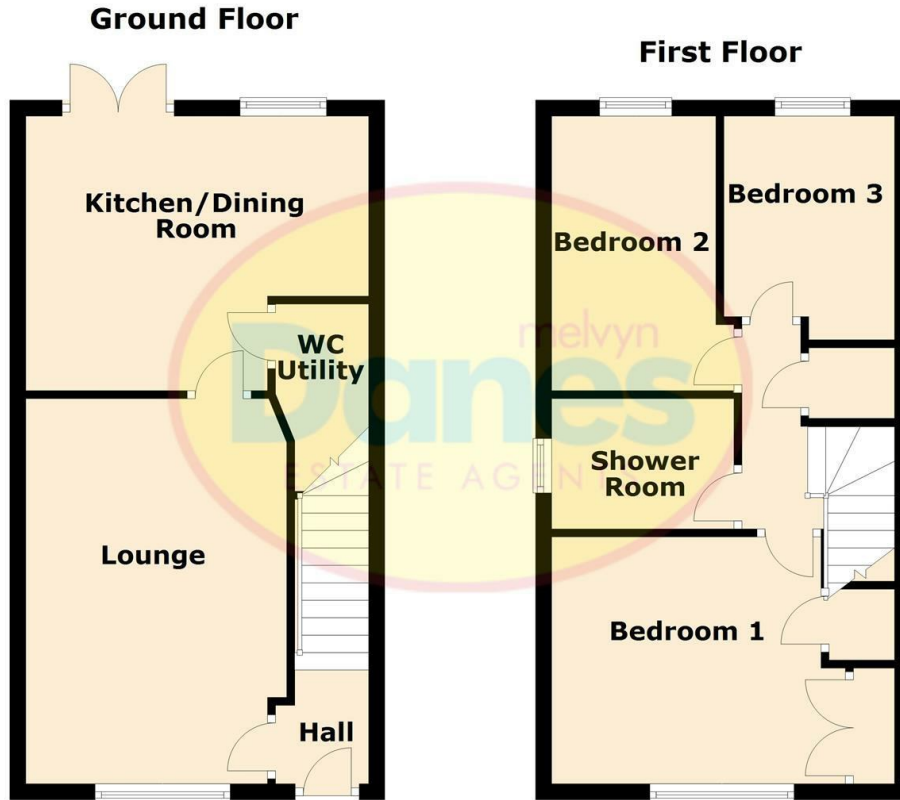
Having paved patio area with gated access to the side, outside tap, outside power supply, pathway with pergola feature over with adjacent artificial lawn leading to the garden shed and defined boundary surround

**GARAGE EN BLOC**

Having up and over door to the driveway parking space, ceiling light and base level storage units

## 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.



**COUNCIL TAX BAND: D**

### TENURE

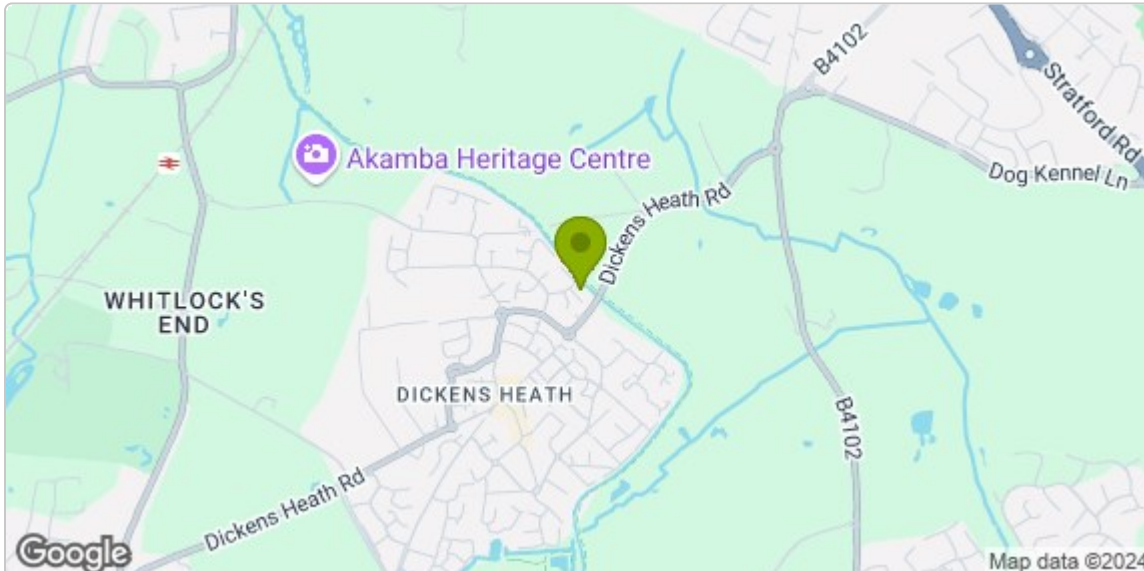
We are advised that the house and garden are Freehold but the garage and drive forms part of the communal development which is Leasehold and is subject to a service charge of approximately £362 every six months which covers maintenance of the communal areas and the electric gates.

### VIEWING

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

**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 cooperation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
46 Broom Lane Dickens Heath  
Solihull B90 1SJ

**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>		86
(69-80) <b>C</b>	71	
(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	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk