

A yellow oval logo with the text 'melvyn Danes ESTATE AGENTS' in green and black.

melvyn  
**Danes**  
ESTATE AGENTS

A two-story red brick house with white window frames and shutters. A street sign for 'TRUNDALLS LANE' is mounted on the wall. A white utility box is visible on the ground. A green tree and ivy are on the left side of the house. The house is on a street corner with a paved road and a green lawn in the foreground.

TRUNDALLS LANE

Old Dickens Heath Road  
Dickens Heath  
Offers Around £175,000

## Description

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.

Old Dickens Heath Road is off 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.

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 by Redrow Homes, this modern first floor apartment benefits from a single garage en bloc and driveway and an independent front door access; really standing it aside from other apartments in the development. The property is accessed from the rear where a paved pathway access leads to the front door with canopy porch over. The stairs up lead to the hallway with doors off to the good size lounge diner, kitchen two good size bedrooms, bathroom and two storage cupboards.



**Accommodation**

**CANOPY PORCH**

**HALLWAY**

**LOUNGE DINER**

10'1" x 15'10" (3.07m x 4.83m)

**KITCHEN**

9'8" max x 9'4" max (2.95m max x 2.84m max)

**BEDROOM ONE**

10'4" x 9'4" (3.15m x 2.84m)

**BEDROOM TWO**

9'3" x 9'3" (2.82m x 2.82m)

**BATHROOM**

**SINGLE GARAGE EN BLOC**



**TENURE:** We are advised that the property is leasehold with approx 986 years remaining on the lease. We are advised that the service charge is approximately £106 per year.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 6 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 30/07/2025. 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 (data taken from checker.ofcom.org.uk on 30/07/2025). 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.

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:** 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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 3 Old Dickens Heath Road Dickens Heath Solihull B90 1SR Council Tax Band: C

Energy Efficiency Rating	
Potential	79
Current	75
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

