

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story red brick house with a dark grey tiled roof. The house has a central front door with a small porch and a dark green door. There are several windows with white frames and shutters. To the right of the house is a two-car garage with dark grey doors. The house is surrounded by a green lawn and some bushes. A street lamp is visible on the left side of the house. The sky is blue with some clouds.

Old Grove Lane  
Dickens Heath  
Offers Around £339,950

## Description

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 High Street and village green.

Old Grove Lane is situated on the fringe of 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 itself 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 hosteries, 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 National Exhibition Centre and Birmingham International Airport and Railway Station.

Old Grove Lane was originally constructed by David Wilson Homes and is situated within this pleasant cul-de-sac with a small green area to the fore and has glimpses of the nature reserve to the rear from the upstairs window. An ideal location therefore for this well maintained home that has the added benefit of a home office in the rear garden which provides valuable extra living space, a side garage and driveway and a pleasant garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer and the position of this charming home.



**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE**

13'1" x 11'4" (3.99m x 3.45m)

**DINING KITCHEN**

14'3" x 8'11" (4.34m x 2.72m)

**FIRST FLOOR LANDING**

Having ceiling light point, UPVC double glazed window to the side and doors off to two bedrooms and bathroom



**BEDROOM ONE**

11'7" x 11'0" (3.53m x 3.35m)

**BEDROOM TWO**

11'3" x 7'8" (3.43m x 2.34m)

**BATHROOM**

**REAR GARDEN**

Having gated access to the side driveway, outside lighting and power point, paved patio area with artificial lawn beyond, defined boundaries, courtesy personnel door to the garage and door opening to the



**SUPERB MULTI PURPOSE GARDEN ROOM**

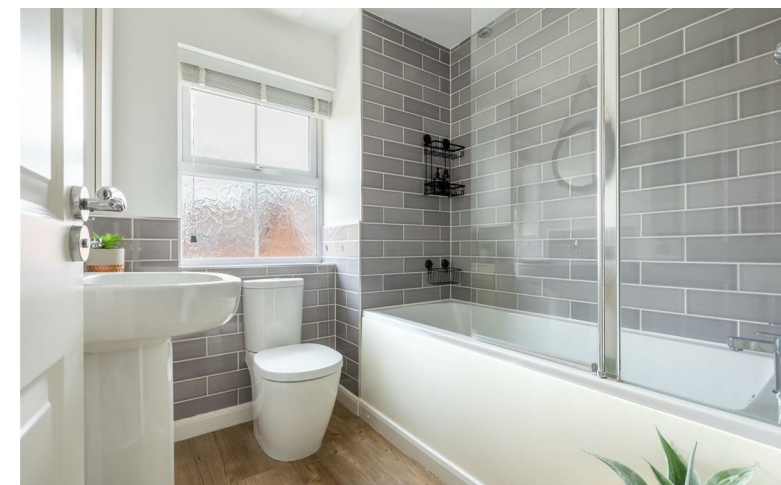
11'9" x 6'1" (3.58m x 1.85m)

**SIDE GARAGE**

17'5" x 8'5" (5.31m x 2.57m)

**AGENTS NOTE**

Under the terms of the estate agency act 1979; we inform all interested parties that this property is owned by a staff member at Melvyn Danes.



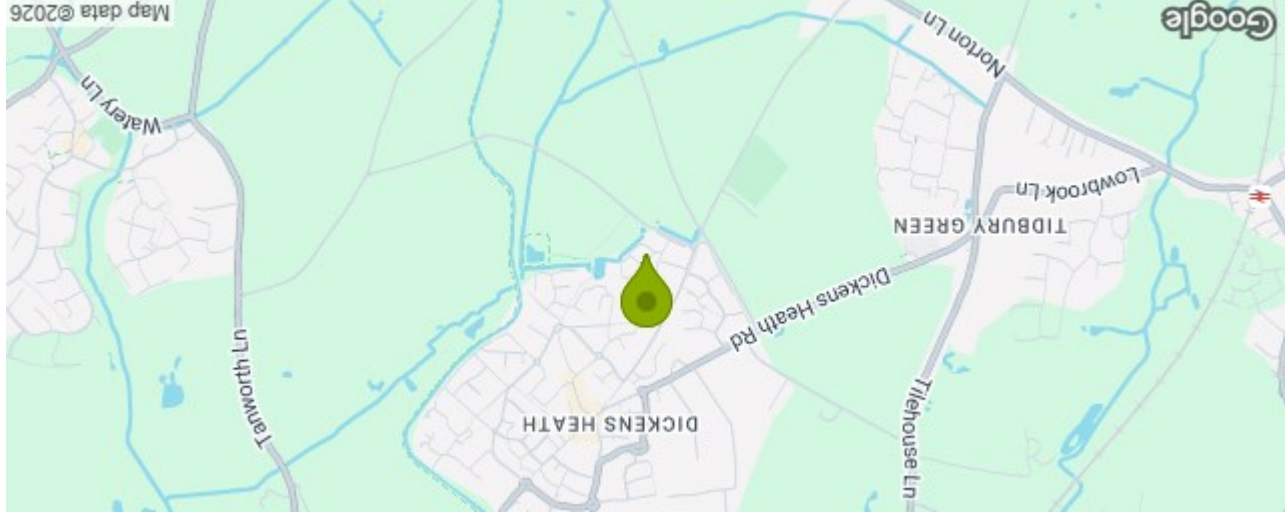
TENURE: We are advised that the property is Freehold.

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 23/06/2026 we understand that the standard broadband download speed at the property is around 4 Mbps, and the estimated fastest download speed currently achievable for the property area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



### 5 Old Grove Lane Dickens Heath Solihull B90 1FR Council Tax Band: C

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

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.