



167 TYTHE BARN LANE, DICKENS HEATH, B90 1PF
OFFERS AROUND £650,000

- WELCOMING RECEPTION HALLWAY
- LOUNGE & DINING ROOM
- SUPERB REFITTED DINING KITCHEN
- FIVE BEDROOMS
- GARDEN & GARAGE
- GUEST CLOAKS WC
- STUDY
- UTILITY ROOM
- TWO EN SUITES & BATHROOM
- NO UPWARD CHAIN

Tythe Barn Lane 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.

An ideal location therefore, for this well presented and improved detached property which was originally constructed by David Wilson Homes. Situated on a block set shared driveway entrance which leads to a double width block set driveway with sensor lighting and providing access in turn to the

CANOPY PORCH

Having composite front door with double glazed insets opening to the

WELCOMING RECEPTION HALLWAY



Having UPVC double glazed window to the front, two ceiling light points, staircase rising to the first floor accommodation with storage cupboard under, two central heating radiators, bordered 'Karndean' flooring and doors radiating off to lounge, dining room, study, kitchen and

GUEST CLOAKS WC



Having UPVC double glazed window to the side, bordered 'Karndean' flooring, ceiling light point, central heating radiator, low level WC and vanity wash hand basin

LOUNGE
17'3" x 12'52" (5.26m x 3.66m)



Having UPVC double glazed french style double opening doors with side windows to the rear garden, two ceiling light points, two central heating radiators and feature fireplace with inset living flame effect gas fire

DINING ROOM
14'8" x 9'3" (4.47m x 2.82m)



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

SUPERB REFITTED DINING KITCHEN & FAMILY AREA
22'1" x 16'3" max (10'1" min) (6.73m x 4.95m max (3.07m min))

Having recessed ceiling spotlights and ceiling light point, bordered 'Karndean' flooring, UPVC double glazed windows to the rear and UPVC double glazed double opening doors to the patio area, two central heating radiators, door to the utility room, space for dining table and being fitted with a comprehensive range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, pop up plug, hot water tap, inset halogen hob with extractor canopy over, integrated dishwasher, tower units with inset double electric oven, microwave, coffee machine, fridge and freezer, additional display units with integrated wine cooler



UTILITY ROOM
7'8" x 5'9" (2.34m x 1.75m)

Having ceiling light point, central heating radiator, part double glazed door to the rear garden, 'Karndean' flooring, base level storage units with work surfaces over incorporating sink and drainer, space and plumbing for automatic washing machine, additional appliance space and wall shelving

STUDY
12'4" x 7'0" (3.76m x 2.13m)



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

GALLERIED LANDING

Having two ceiling light points, loft hatch access and doors off to five bedrooms, bathroom and airing cupboard. A loft hatch with ladder leads to the mostly boarded loft space

BEDROOM ONE
14'9" x 15'1" max (4.50m x 4.60m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and dressing table unit, recess for bed with bonnet storage cupboards over and door opening to the en suite shower room



REFITTED EN SUITE SHOWER ROOM



Having UPVC double glazed window to the side, ceiling light point, full height wall tiling, tiled flooring, heated towel rail, recessed shower with glazed pivot door and vanity unit with inset wash hand basin and concealed cistern WC

BEDROOM TWO
12'2" x 10'0" (3.71m x 3.05m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobe and door opening to the

REFITTED EN SUITE SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, complementary wall and floor tiling, recessed shower cubicle with glazed pivot door, pedestal wash hand basin and low level WC

BEDROOM THREE 12'0" x 10'0" (3.66m x 3.05m)



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

BEDROOM FOUR 10'6" x 10'0" (3.20m x 3.05m)



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

BEDROOM FIVE 9'10" x 8'11" (3.00m x 2.72m)

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

REFITTED FAMILY BATHROOM

Having UPVC double glazed window to the rear, ceiling light point, full height complementary wall tiling, tiled flooring, tiled panelled bath, recessed shower enclosure with glazed pivot door, vanity unit with inset wash hand basin and low level WC





OUTSIDE

REAR GARDEN

Having paved patio area, gated access to the front, shaped lawn with borders and matured privacy screening to the rear



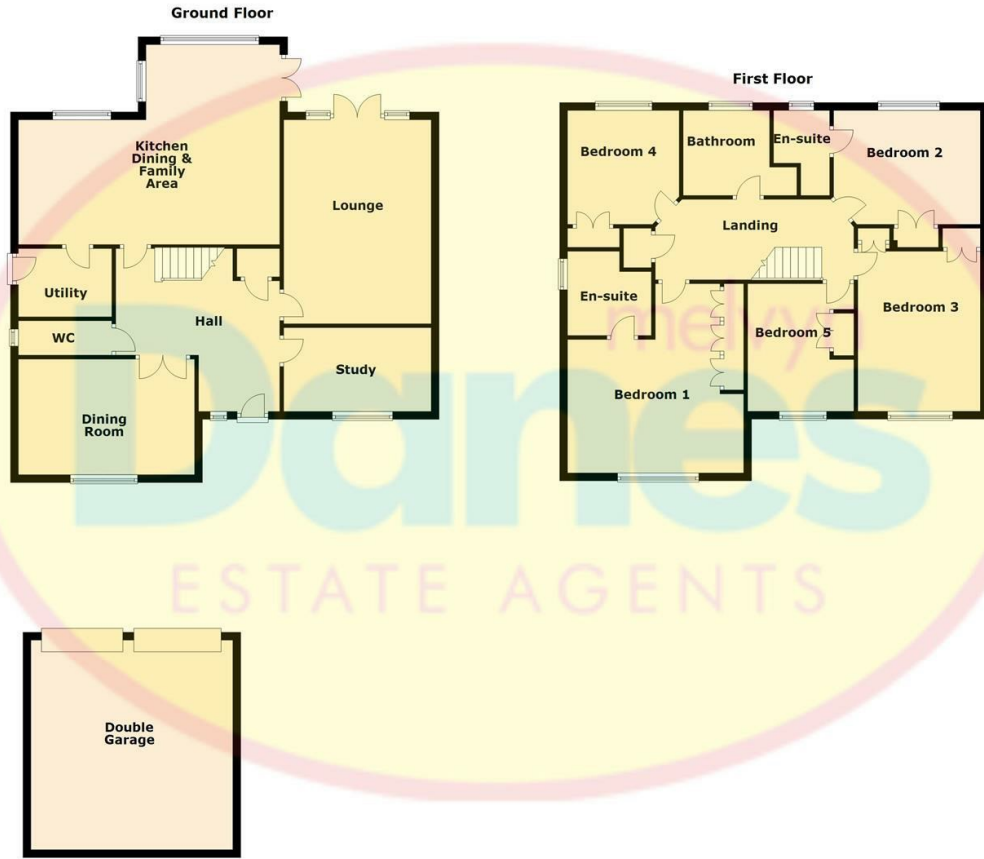
DETACHED DOUBLE GARAGE

Having two up and over doors, light and power



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.



LOCATION

From the Shirley office proceed along the A34 Stratford Road towards Monkspath. Turn right at the Porcelanosa roundabout into Blackford Road. At the roundabout take the second exit onto Dickens Heath Road. At the roundabout, take the second exit to continue along Dickens Heath Road. Turn right at the roundabout and take the immediate right turn on to Tythe Barn Lane. Follow the road around to the left and then to the right where the property can be found on the left hand side as identified by our agents for sale board.

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.

PLANNING PERMISSION AND BUILDING REGULATIONS

Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	