



**Naseby Road, Solihull**

Guide Price **£680,000**





## PROPERTY OVERVIEW

This delightful four bedroom detached family home is situated on a quiet and sought after road in Solihull, offering an ideal setting for families seeking both convenience and tranquillity. The property is perfectly positioned close to highly regarded local schools and a wide range of amenities, making every-day living both practical and enjoyable. Upon entering, you are welcomed by a spacious hallway that leads to two generously sized reception rooms. The formal dining room is perfect for entertaining guests or hosting family gatherings, while the spacious living room provides a relaxing environment for every-day living. The well-appointed kitchen seamlessly flows into a bright breakfast room, creating a sociable space for casual meals and morning routines. A practical utility room offers additional convenience and leads directly to the single garage and a useful side store, providing ample storage and workspace for busy households. Upstairs, the first floor boasts four generously sized bedrooms, including three comfortable doubles and a versatile single bedroom that could also serve as a study or nursery, depending on your needs. The family bathroom is well maintained and caters to the demands of modern family life.



Throughout, the home offers a versatile and spacious layout, allowing for flexible use of each room to suit your lifestyle. This property has been thoughtfully maintained and is ready for its next owners to move in and enjoy all that this desirable Solihull location has to offer. Furthermore, the property benefits from approved planning permission for a single storey side/front extension, two storey rear extension with infill to side at first floor and loft extension and conversion with proposed drawings available. **(PL/2023/01144/MINFHO)**

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Four Bedroom Detached Family Home
- Set On A Quiet & Sought After Road In Solihull
- Close To All Local Amenities & Schools
- Two Large Reception Rooms
- Kitchen With Breakfast Room & Large Utility
- Single Garage & Two Side Stores
- Four Generously Sized Bedrooms
- Beautifully Maintained Rear Garden
- Driveway & Integral Garage
- Planning Permission Approved For Significant Extension - PL/2023/01144/MINFHO

#### **HALLWAY**

6' 9" x 16' 0" (2.05m x 4.87m)

#### **LIVING ROOM**

11' 10" x 15' 11" (3.61m x 4.86m)

#### **DINING ROOM**

11' 9" x 14' 0" (3.58m x 4.26m)

#### **KITCHEN**

7' 1" x 10' 9" (2.17m x 3.27m)

#### **BREAKFAST ROOM**

7' 9" x 12' 1" (2.36m x 3.69m)

#### **UTILITY**

7' 3" x 6' 2" (2.22m x 1.89m)

#### **WC**

#### **INTEGRAL GARAGE**

7' 10" x 14' 6" (2.39m x 4.41m)

#### **SIDE STORE ONE**

6' 9" x 30' 11" (2.06m x 9.43m)

#### **SIDE STORE TWO**

7' 7" x 28' 3" (2.32m x 8.61m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 0" x 16' 1" (3.65m x 4.90m)

**BEDROOM TWO**

11' 9" x 14' 4" (3.59m x 4.38m)

**BEDROOM THREE**

12' 2" x 12' 0" (3.70m x 3.66m)

**BEDROOM FOUR**

9' 6" x 7' 0" (2.90m x 2.14m)

**INNER HALL****BATHROOM**

5' 5" x 6' 11" (1.66m x 2.12m)

**SEPARATE WC****TOTAL SQUARE FOOTAGE**

183.0 sq.m (1973 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING****BEAUTIFULLY MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets and some curtains and light fittings.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

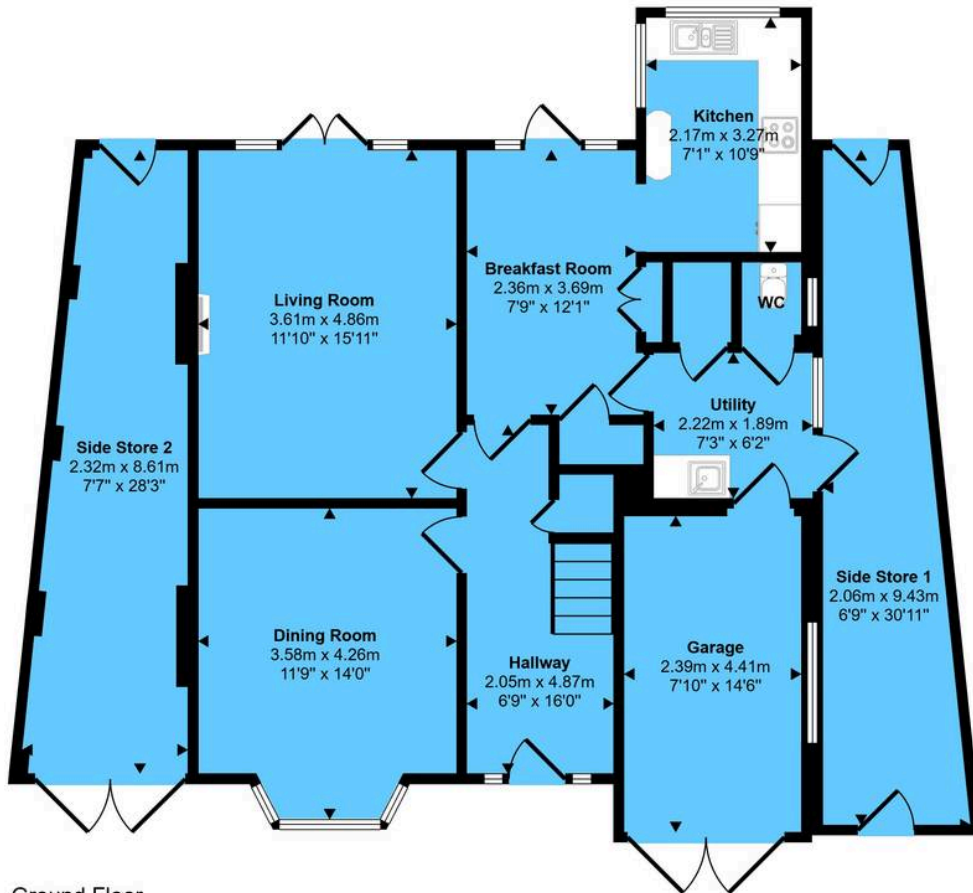
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

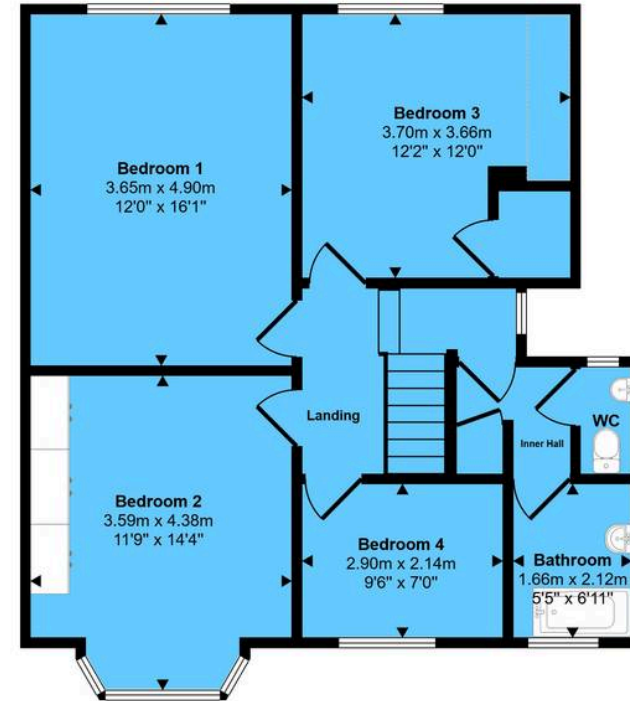


Approx Gross Internal Area  
183 sq m / 1973 sq ft



Ground Floor  
Approx 115 sq m / 1236 sq ft

Denotes head height below 1.5m



First Floor  
Approx 68 sq m / 737 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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