



smarthomes

**Naseby Road**

Solihull

- A Very Well Presented Four Bedroom Family Home
- Superb Open Plan Family Kitchen/Diner & Enlarged Lounge
- Luxury Re-Fitted Four Piece Family Bathroom
- Garage Store & Ample Driveway Parking with EV Charger

**£735,000**

Current EPC Rating - C  
Current Council Tax Band - F

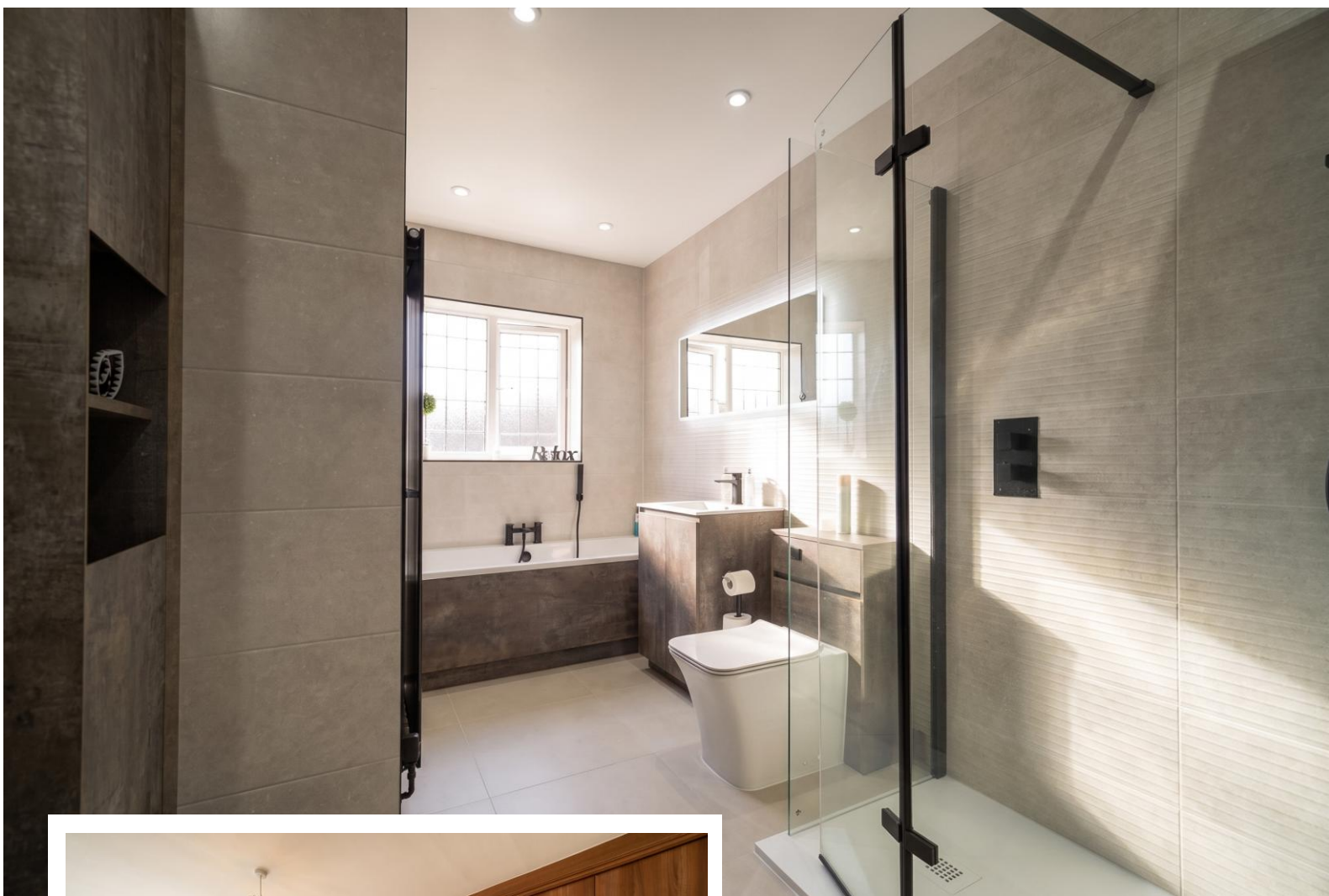




## Property Description

A very well presented and extended detached family home situated in a most sought after location. Offering accommodation comprising a superb open plan family kitchen/diner, enlarged lounge, home office, utility room, guest W.C, four good size bedrooms, luxury re-fitted four piece family bathroom, rear garden, garage store and ample driveway parking with EV charger point

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Enlarged Lounge to Front 5.8m x 3.6m (19'0" x 11'9")

Superb Open Plan Re-Fitted Family Kitchen/Diner to Rear 8.3m x 4m (27'2" x 13'1")

Utility Room 4.2m x 2.1m (13'9" x 6'10")

Home Office to Front 4.4m x 2.4m (14'5" x 7'10")

Bedroom One to Rear 4.9m x 3m (16'0" x 9'10")

Bedroom Two to Front 4.3m x 3m (14'1" x 9'10")

Bedroom Three to Rear 4.2m max x 3.7m (13'9" max x 12'1")

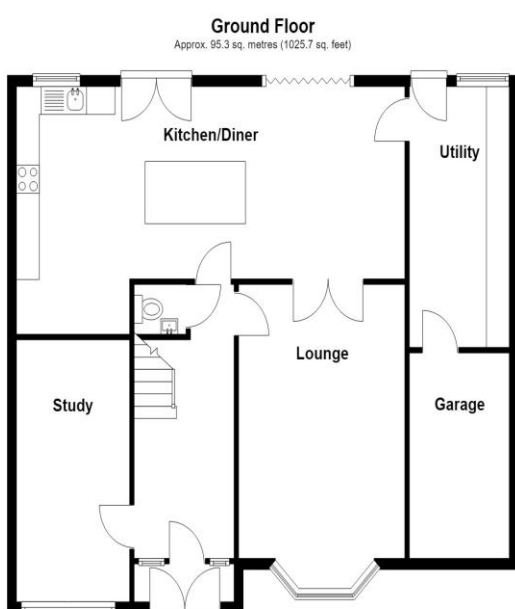
Bedroom Four to Front 2.8m x 2.2m (9'2" x 7'2")

Luxury Re-Fitted Family Bathroom to Front 3.6m x 2.3m (11'9" x 7'6")

Garage Store 3.9m x 2.2m (12'9" x 7'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F



Total area: approx. 162.3 sq. metres (1747.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.