

12 Naseby Road

Solihull, B91 2DR





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## **OUTSTANDING SUBSTANTIAL FIVE BEDROOM TRADITIONAL STYLE DETACHED RESIDENCE**

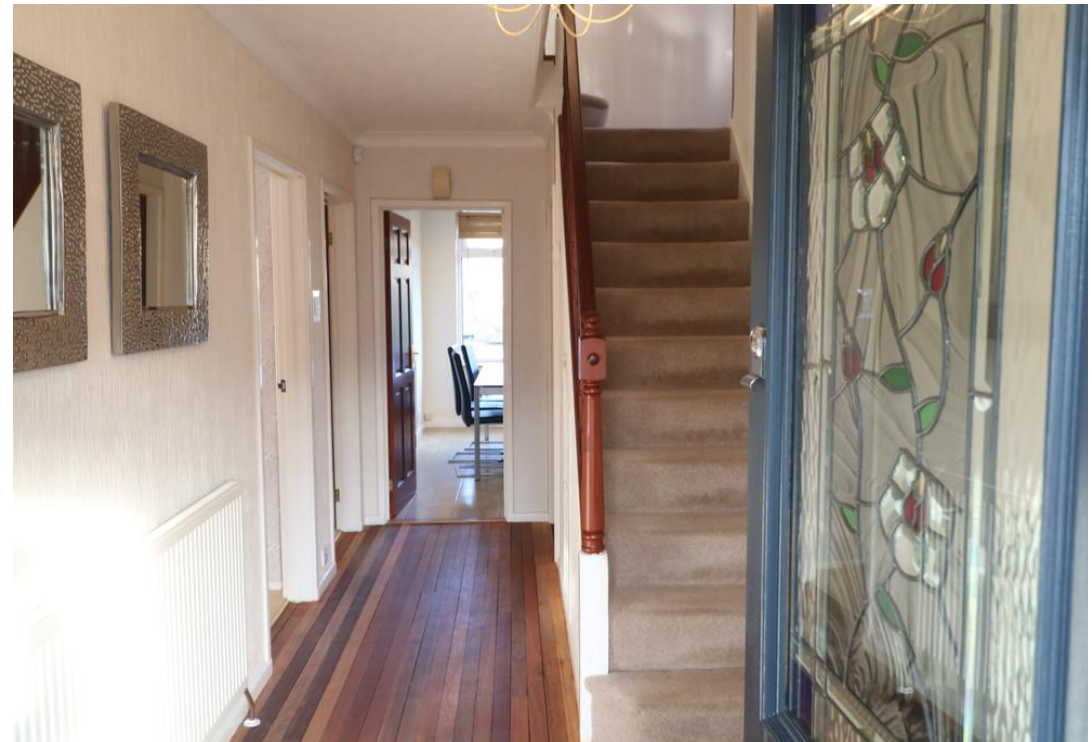
- Exceptional Traditional Detached
- Prime Location
- Five Good Size Bedrooms
- Tastefully Presented Throughout
- Double Glazing/Central Heating
- Two Sizeable Reception Rooms
- Feature Dining Kitchen
- Attractive Family Bathroom/Shower Room
- Conservatory
- Outstanding Gardens

### **ACCOMMODATION**

Situated in a prestigious and highly sought after residential area of Solihull, an exceptionally well presented and substantial five bedroom detached family residence. Benefitting from gas central heating, some underfloor heating and double glazing, this tastefully presented home briefly comprises; entrance porch, welcoming hallway, guest wc, front reception/dining room, spacious lounge, conservatory, superb fitted L-shaped dining kitchen, utility room, first floor landing, four good size bedrooms, feature bathroom/shower room, second floor landing, large loft bedroom with en-suite shower room. Outside: Neat lawned gardens to front, forecourt drive, double width garage. To the rear: A large well tended enclosed lawned garden with patios and a plethora of fruit trees and vegetable area. Hobby room/workshop. Potentially no upward chain. Viewing is essential to appreciate this charming dwelling home.

EPC: D Council Tax Band: F

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#### **ENTRANCE PORCH**

#### **RECEPTION HALL**

A welcoming area with feature front door with coloured leaded lights and original oak floor.

#### **GUEST W/C**

#### **FRONT RECEPTION ROOM**

**14' 5" x 11' 11" (4.398m x 3.641m)**

Currently a dining room with feature bay window.

#### **LOUNGE**

**16' 2" x 11' 11" (4.941m x 3.646m)** Striking living space with a stunning limestone feature fireplace, double glazed patio doors to rear.

#### **CONSERVATORY**

UPVC double glazed with underfloor heating.

#### **L-SHAPED DINING KITCHEN**

**15' 5" x 12' 2" (4.705m x 3.729m)** An attractive space with fully fitted modern kitchen, integrated cooking appliances and sparkly galaxy granite work surfaces.

#### **UTILITY AREA**

Sizeable useful area with internal access to garage.

#### **FIRST FLOOR LANDING**

Attractive wooden balustrades to staircases.

#### **MASTER BEDROOM (REAR)**

**16' 3" x 11' 11" (4.974m x 3.646m)**

Substantial room with a attractive feature fitted wardrobes and storage.

#### **BEDROOM TWO (FRONT)**

**14' 5" x 9' 11" (4.414m x 3.038m)** With feature bay window to front and a area extensive fitted wardrobes/s storage.

#### **BEDROOM THREE (REAR)**

**12' 2" x 10' 2" (3.719m x 3.101m)** Notably spacious with fitted wash hand basin, under eaves storage.

#### **BEDROOM FOUR (FRONT)**

**9' 5" x 7' 0" (2.885m x 2.159m)** Currently used as a good size study.

#### **FAMILY BATHROOM/SHOWER ROOM**

An attractive space with a four piece modern suite comprising, panelled bath, inset wash basin, low level flush wc and gas powered shower cubide. Beautifully tiled throughout and built in storage.

#### **SECOND FLOOR LANDING**

#### **LOFT BEDROOM**

**20' 9" x 12' 4" (6.349m x 3.776m)** A purposefully designed spacious room with skylight velux windows and ample under eaves storage.

#### **EN-SUITE SHOWER ROOM**

Electric shower cubide, pedestal wash hand basin and low level flush wc

#### **OUTSIDE FRONT**

Substantial sweeping drive with lawned garden areas with herbaceous borders. Parking for several vehicles, double width garage with electric door.

#### **OUTSIDE REAR**

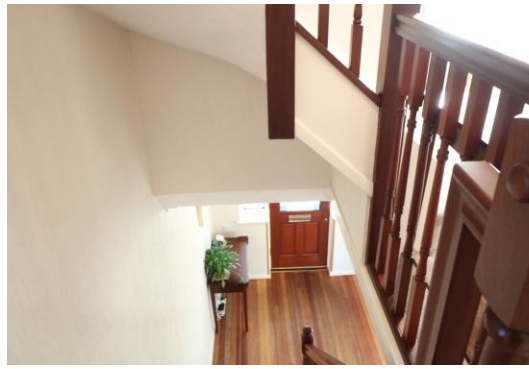
A particularly outstanding large enclosed shaped lawned garden, well maintained herbaceous borders, a plethora of various fruit trees, patio, feature bubble rotating ball rockery fountain, conical green house, raised beds and garden shed.

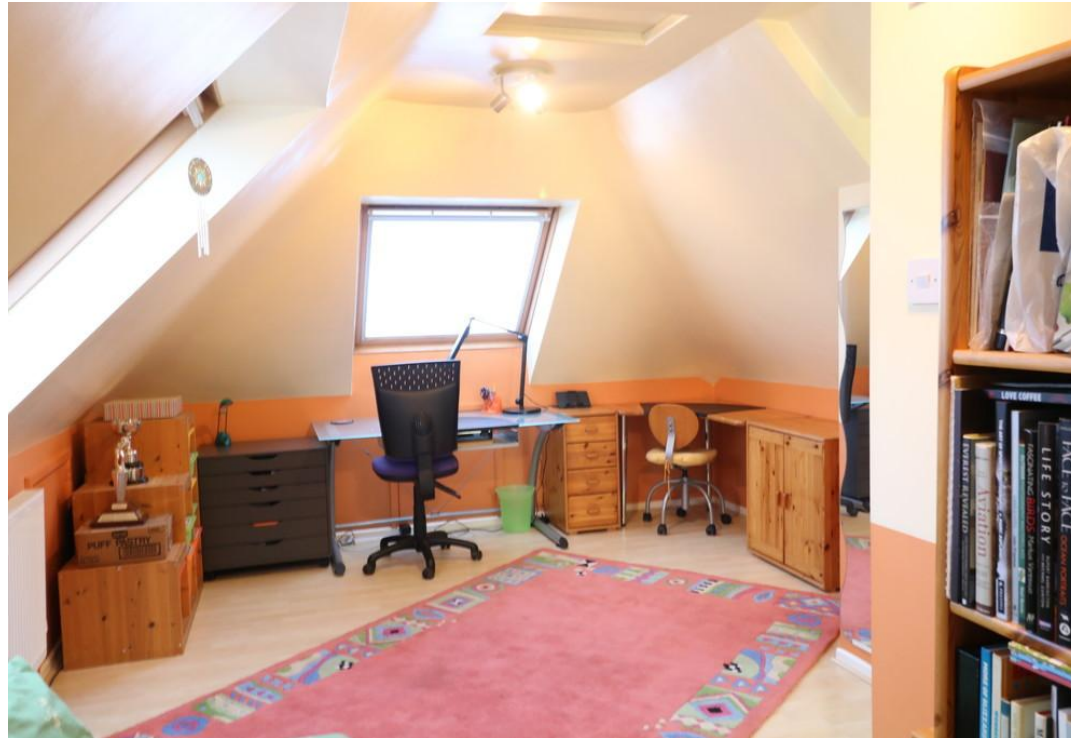
#### **TO SIDE**

A purposefully constructed workshop/hobby room, with power and work benches.





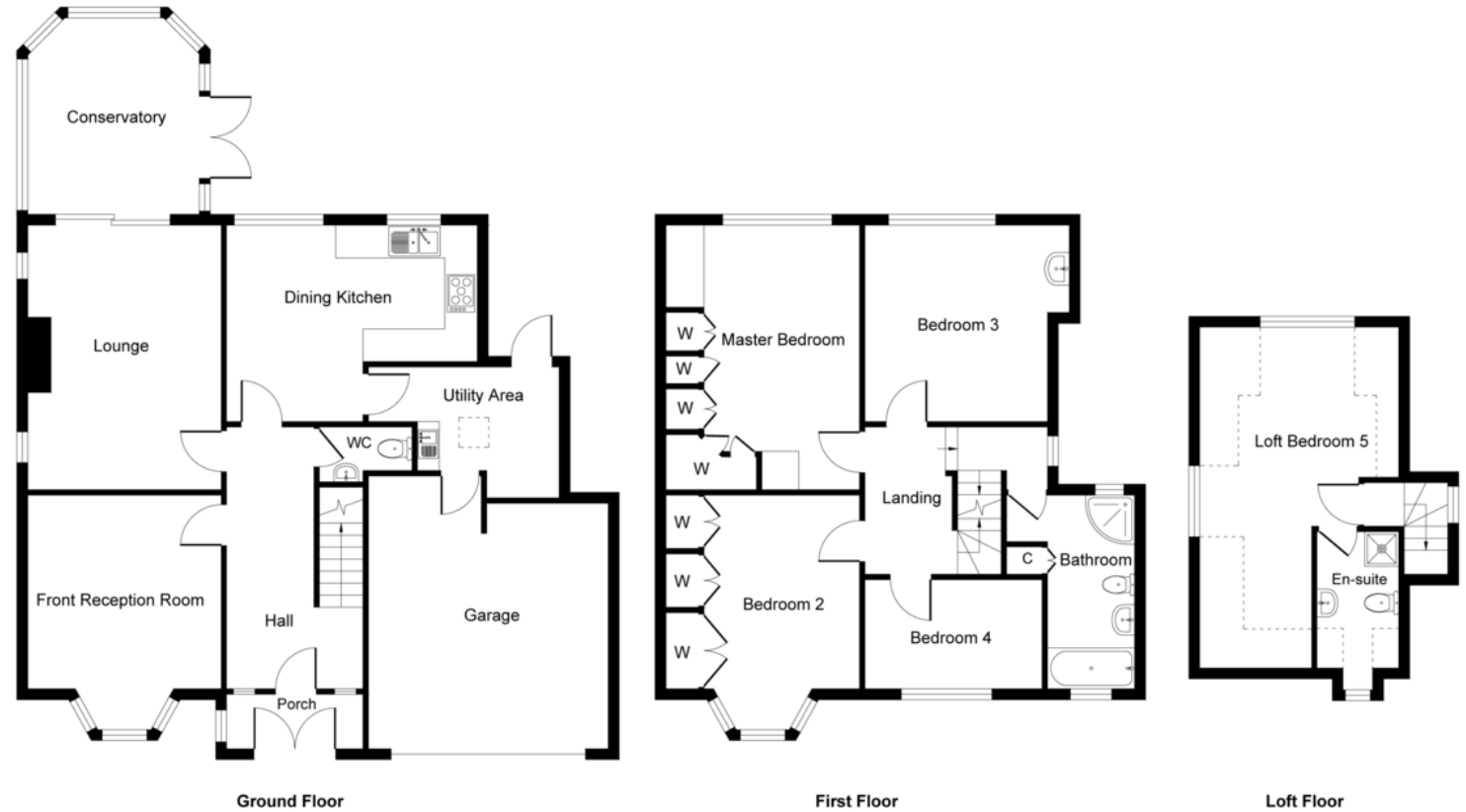




**Asking Price Of £695,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



**Approx. Gross Internal Floor Area 2085 sq. ft. (193.70 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		