



- VIEWING IS HIGHLY RECOMMENDED
- SPACIOUS FAMILY ACCOMMODATION
- OPEN PLAN LIVING SPACE
- BEAUTIFULLY RENOVATED

## 63 Naseby Road, Solihull, B91 2DR

An exceptional family home with stunning OPEN PLAN living space. This home has been beautifully renovated throughout and is set in a peaceful location. A SPACIOUS detached family home. Stunning OPEN PLAN Kitchen/ Dining/Sitting room with bi-fold doors out to the delightful garden. Excellent local Schools and easy access to all major commuter links make this the perfect family home.



## Property Description

On entering the property, you will immediately notice the high standard to which this home has been finished. There is a spacious Dining Room with bay window and a separate Sitting Room which makes the perfect spot for the family to relax. The stunning modern Breakfast Kitchen/Family/Dining Room with bi-fold doors, high ceilings and velux windows is light, airy and perfect for entertaining.

On a practical note, there is a Utility Room, a Study, Store Room and Guest Cloakroom.

Upstairs, there is a Master Bedroom with En-Suite Shower Room and three further Bedrooms. There is a large Family Bathroom with separate bath and shower.



## OUTSIDE

The delightful garden has been recently astro turfed so is easy to maintain. There is plenty of space for the children to kick a ball and the terrace makes a lovely spot for the adults to relax.



## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

## OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

## VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email [dorridge@dmandcohomes.co.uk](mailto:dorridge@dmandcohomes.co.uk).

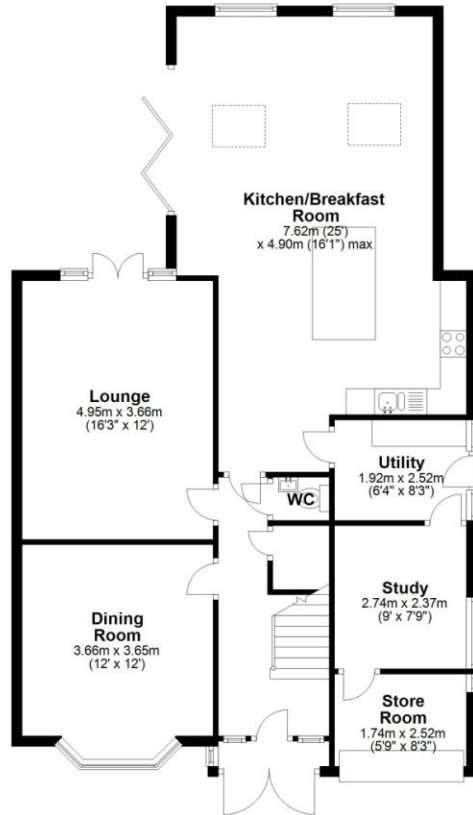
## WANT TO SELL YOUR PROPERTY

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

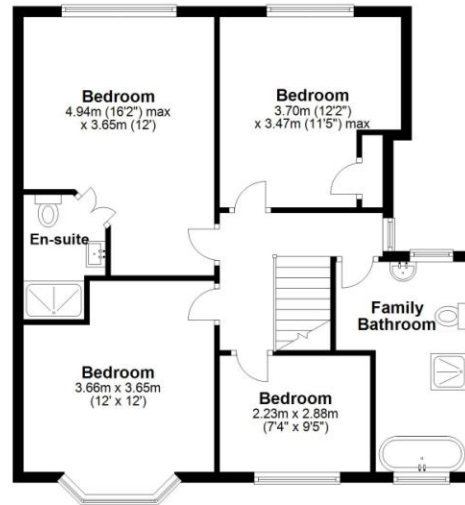
### Ground Floor

Approx. 101.4 sq. metres (1091.1 sq. feet)



### First Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 168.7 sq. metres (1816.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

