



# SHEPHERD CULLEN

**Naseby Road**  
Solihull  
B91





**An immaculately presented family home perfectly placed for transport connections, a bustling town centre and selection of excellent local schooling. The property is situated on a quiet road, offering driveway parking for multiple vehicles.**

The property is most deceiving upon approach, whereby the property boasts approx. 2763 sqft of versatile accommodation. The property has been wonderfully extended and maintained.





The inviting porchway leads up to the front door and provides access into the welcoming hallway. The hallway leads into the main reception rooms to the ground floor comprising of the formal dining room to the front elevation which is currently used as a secondary living room. This room provides versatile use and could even be used as a playroom perhaps if so desired.

The formal living room is situated to the rear elevation and enjoys a central fireplace, creating a focal point to the room. The view of the garden is instantly attractive and is accessible through the delightful conservatory, just off the living room and kitchen. This room creates a brilliant flow to the property and creates an additional reception space.

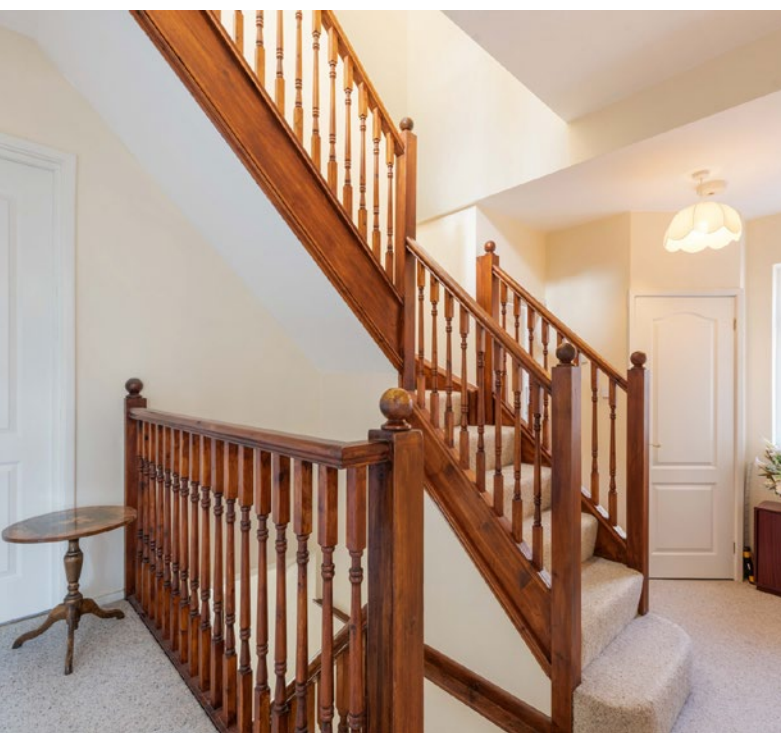




The spacious kitchen has been designed with plentiful storage, worktop space and room for a dining table, perfect for day to day living. The utility is situated adjacent to the kitchen providing space for white goods. The ground floor guest WC completes the ground floor accommodation.







To the first floor, there are three double bedrooms, two ensembles, a single bedroom and family bathroom. The single bedroom provides versatile use and can be used as a study or nursery for example.

There is one further bedroom to the second floor with an ensuite shower room that could be used as the master bedroom if so desired. The additional room to the second floor is currently used as an office, but could be an additional bedroom, great dressing room or teenager's games room. A loft space can be accessed from this final room and another loft space from the landing, completing the accommodation to the second floor. The property is flooded with a copious amount of natural lighting throughout and is enhanced by the thoughtful configuration of the staircase to the second floor creating a lightwell through the galleried landing.









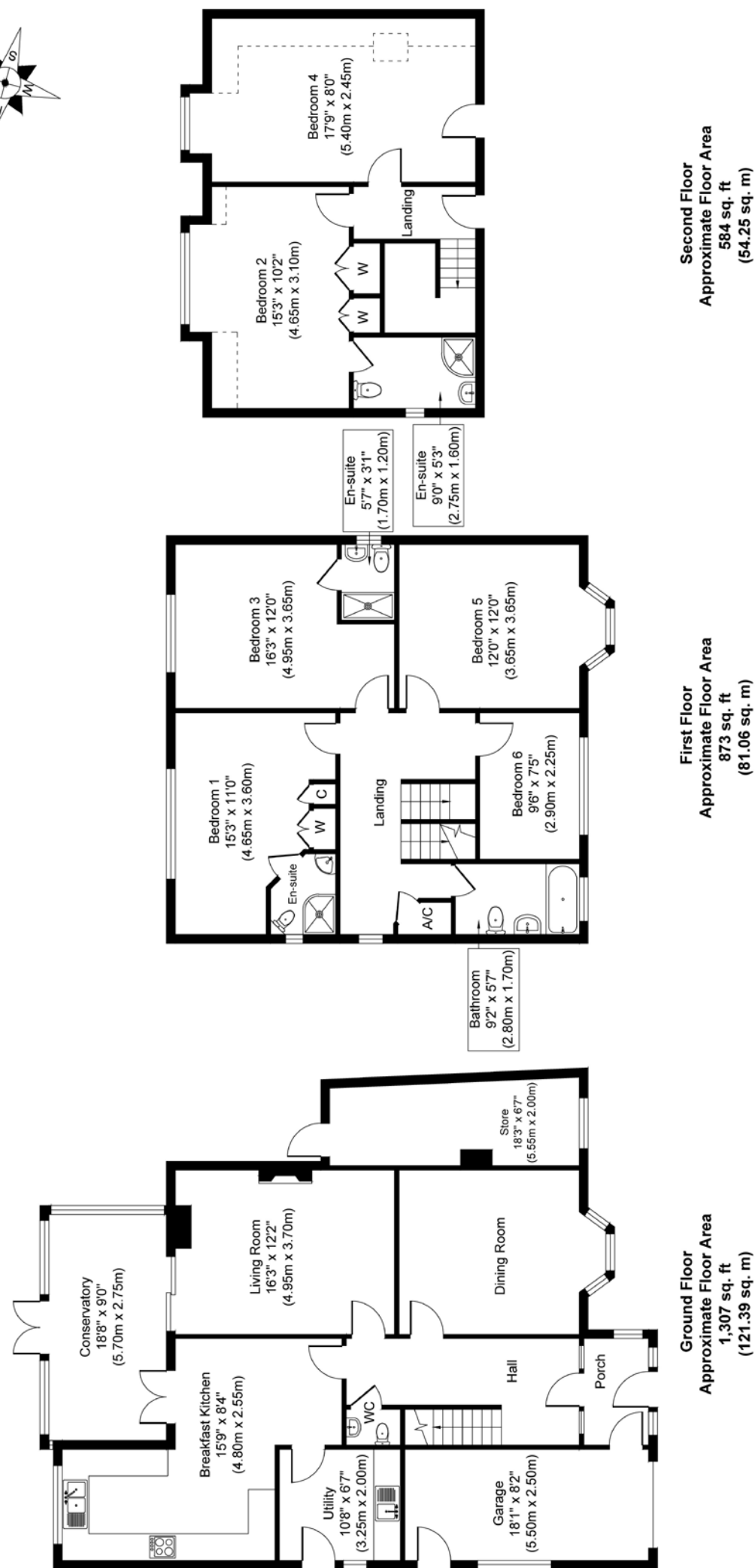
Externally, the property has a very well-maintained garden, enjoying an array of shrubs, trees and plant varieties. The garden room to the right-hand side of the property is a great space for storing tools and gardening equipment. The front of the property can be accessed via the side path to the left-hand side. Further storage space is also provided in the garage which can be accessed from the front driveway and left-hand side.

This immaculately maintained family home is offered for sale with no upward chain.

### Location

The property is conveniently situated just 0.9 miles away from Touchwood Shopping Centre, offering an array of local amenities, restaurants and entertainment complex. Solihull Train Station is also within walking distance (approx. 1.3 miles) with frequent services to Birmingham City Centre and London Marylebone.





Approx. Gross Internal Floor Area 2,764 sq. ft / 256.70 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

## General Information

Tenure:

Freehold

Services:

Main House

All main services are connected to the property | Solar Water Heating System | Gas central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating:

D

Local Authority:

Solihull Metropolitan Borough Council

Council Tax Band F (correct at time of assembling the sales details)

Postcode:

B91 2DR

Directions:

From St John's Hotel on your right, continue up the Warwick Road towards Olton. At the traffic lights, turn right onto Seven Star Road and continue onto Seven Star Road on the left hand side. Take the next left onto Woodfield Road and then left onto Naseby Road. The property will be found on the right hand side.

### AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

### ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.



✉ [contact@shephercullen.com](mailto:contact@shephercullen.com)

☎ 01564 791 551

🌐 [shephercullen.com](http://shephercullen.com)

📍 Office 1A, The Exchange,  
20A Poplar Road, Solihull B91 3AB  
**Meeting Suite:** 1 Old Warwick Road,  
Hockley Heath B94 6HH