

FREEHOLD



House

# 6 SUTTON SQUARE, MINWORTH, B76 9DN

Offers in the region of

## £415,000

FEATURES



 **Property**  
LOCAL

# 3 Bedroom House located in Minworth

Welcome to Sutton Square, Minworth - a charming property with a lot to offer! This delightful house, built in 1930, boasts unique architectural details that add character and charm to the home. With 2 reception rooms and 3 bedrooms spread across 1,163 sq ft, there is plenty of space for comfortable living.

One of the standout features of this property is the spacious garden, perfect for relaxing outdoors or entertaining guests on a sunny day. The quiet location of Sutton Square provides a peaceful retreat away from the hustle and bustle, making it an ideal place to call home.

Additionally, the property comes with the exciting potential of previously approved planning for a 4 bedroom attached dwelling. Although currently lapsed, this presents a fantastic opportunity for the new owner to reapply for planning permission.

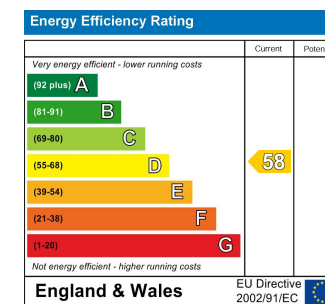
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## Council Tax Band

**B**



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

