



**Connells**

Cheswood Drive  
Minworth Sutton Coldfield





### Property Description

A well presented 2 double bedroom ground floor maisonette situated at the end of a block and being on an excellent corner plot position with larger than average private garden to the side and rear. The property has the benefit of a long lease. The property is located close to main road and motorway transport links to include the motorway links and A38. There is also easy access to local amenities. The property is an excellent first time buy and has entrance porch opening into a well presented lounge diner, modern fitted kitchen with built in appliances. There are 2 good sized double bedrooms and a fitted bathroom with bath over the shower. The garden is an excellent size, well presented and is on a sunny aspect. There is communal parking and a privately owned garage en bloc.

having fitted base units with work surfaces over and fitted matching wall units, having double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated induction hob, roll edge work surfaces, integrated fridge, integrated freezer, wall mounted central heating boiler concealed behind a wall mounted cabinet, laminate flooring and double glazed door into the rear garden.

### Inner Hall

Having laminate flooring, doors to the two bedrooms and the bathroom, doors to two built in storage cupboards, one of which is a storage cupboard and the other is an understairs storage cupboard.

### Entrance Porch

Having double glazed door to the front giving access into the entrance porch with inner door giving access into the lounge diner,

### Bedroom One

15' 9" x 8' 11" ( 4.80m x 2.72m )

Having double glazed window to the front, radiator to wall and TV aerial point and coving to ceiling.

### Lounge Diner

19' 2" x 10' 5" ( 5.84m x 3.17m )

Having double glazed window to the front, two radiators to wall, telephone point, TV aerial point, coving to ceiling, laminate flooring, door to an inner hallway and doorway gives access into the modern fitted kitchen.

### Bedroom Two

9' 4" x 9' 3" ( 2.84m x 2.82m )

Having double glazed window to the rear, radiator to wall and coving to ceiling.

### Bathroom

Having paneled bath with power shower over with Rainfall and handheld over, low level flush WC, wash hand basin, full tiling to walls and frosted double glazed window to the rear.

### Fitted Kitchen

8' 7" x 8' ( 2.62m x 2.44m )

Briefly comprising a modern fitted kitchen,



## Outside

### Front

Having front garden with garden laid to lawn and pathway leading to the front of the property.

### Side And Rear Garden

The property benefits from being on a superb sized plot with it being located on a corner and has larger than average size garden to the side and the rear and being privately owned by the property, There is fencing to the rear and the sides, gated access from the front into the rear garden, good sized patio area, various mature shrubs and space for a shed.

### Communal Gardens

The property benefits from having communal parking.

### Garage

The property benefits from having a garage en-bloc with up and over door and has power and lighting.



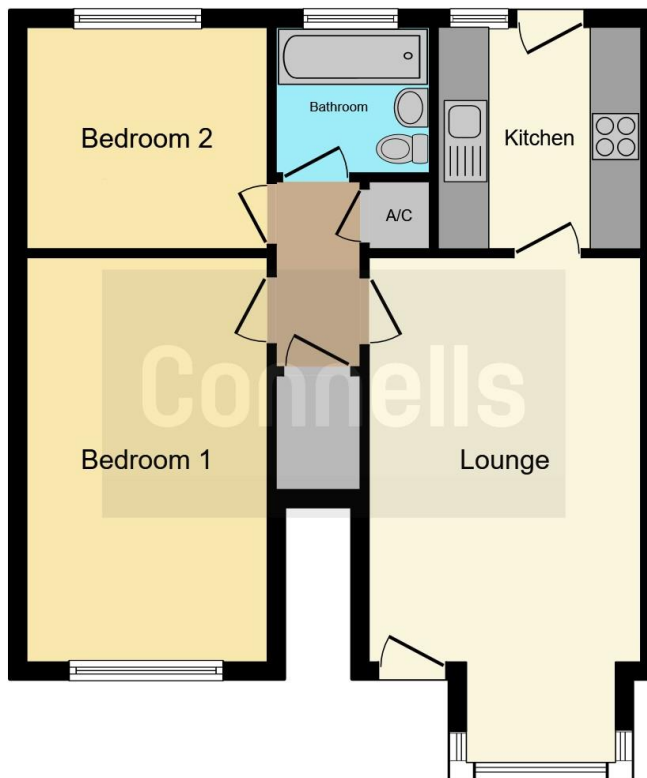












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**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Awaiting Photograph