



Park Lane, Minworth  
Sutton Coldfield, B76 9BL

**£350,000**

# Minworth

£350,000



Offering generous accommodation and positioned in a rural location, this rarely available semi detached family home is set back behind an expansive driveway for multiple off-road parking and offers a generous plot.

Briefly comprising welcoming entrance hall, useful study/playroom, fitted kitchen, and a gorgeous lounge/diner measuring in excess of 22', the downstairs living space on offer is of a size and condition not often seen in properties of its calibre.

Upstairs, three good-sized bedrooms round off the accommodation, the principal of which benefits from an en suite shower room. All are serviced by the spectacular four-piece white suite family bathroom made up of a double walk-in shower, large corner bath rub, toilet and sink unit. At a whopping 14', it is probably one of the largest family bathrooms you'll ever encounter!

Outside, the property's 0.13 acre plot is complimented by impressive rear gardens benefiting from two outbuildings, part patio and part laid to lawn, attractively screened by a treeline for a private and serene atmosphere.

With precedent for extension already existing in the location, there's massive opportunity (subject to planning permissions) to turn an already outstanding property into your forever home.





## Property Specification

SEMI DETACHED FAMILY HOME  
COLOSSAL DRIVEWAY PARKING  
DOWNSTAIRS STUDY  
DUAL ASPECT LOUNGE DINER  
FITTED KITCHEN

**Kitchen 11' 4" x 9' 8" (3.45m x 2.94m)**

**Study 9' 1" x 8' 4" (2.77m x 2.54m)**

**Living Room 16' 7" x 12' 2" (5.05m x 3.71m)**

**Dining Area 14' 6" x 8' 5" (4.42m x 2.56m)**

**Bedroom 1 12' 11" x 11' 4" (3.93m x 3.45m)**

**En-suite 6' 8" x 6' 5" (2.03m x 1.95m)**

**Bedroom 2 11' 7" x 8' 1" (3.53m x 2.46m)**

**Bedroom 3 8' 6" x 7' 6" (2.59m x 2.28m)**

**Bathroom 14' 6" x 8' 3" (4.42m x 2.51m)**



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 17th October 2024

### Viewer's Note:

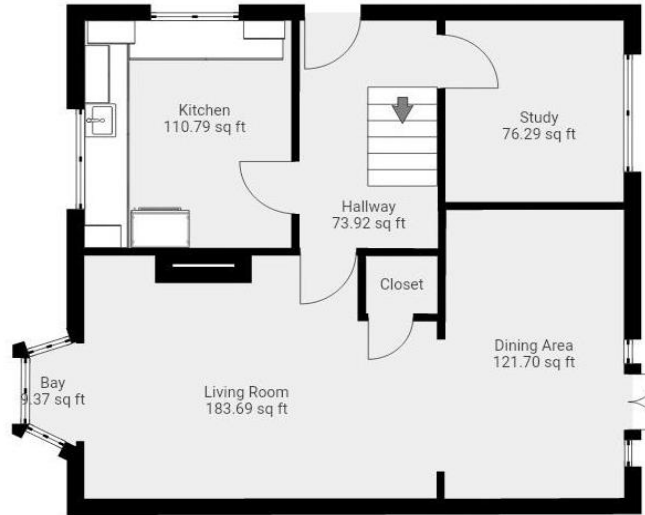
Services connected: Electricity, gas, water & drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

