



Cheswood Drive, Minworth  
Sutton Coldfield, B76 1YE

Offers in Excess of £167,500



# Minworth

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Welcome to Cheswood Drive, this is an excellent first floor Maisonette, situated in a highly desirable location close to many local amenities.

The property offers a private entrance door with staircase up to the first floor, which leads to a generous living room/dining room, fitted kitchen, two excellent bedrooms and a bathroom.

The property has the added benefit of a garage in a separate block, providing extra storage space.







### ***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: 27th March 2025

## ***Property Specification***

A FIRST FLOOR MAISONETTE  
CLOSE TO MANY LOCAL AMENITIES  
PRIVATE RECEPTION DOOR  
STAIRCASE TO FIRST FLOOR  
VERY GENEROUS LIVING ROOM

Lounge 16' 2" x 11' 1" (4.92m x 3.38m)

Kitchen 8' 10" x 8' 3" (2.69m x 2.51m)

Bedroom 1 15' 10" x 9' 4" (4.82m x 2.84m)

Bedroom 2 9' 3" x 9' 3" (2.82m x 2.82m)

Bathroom

### ***Viewer's Note:***

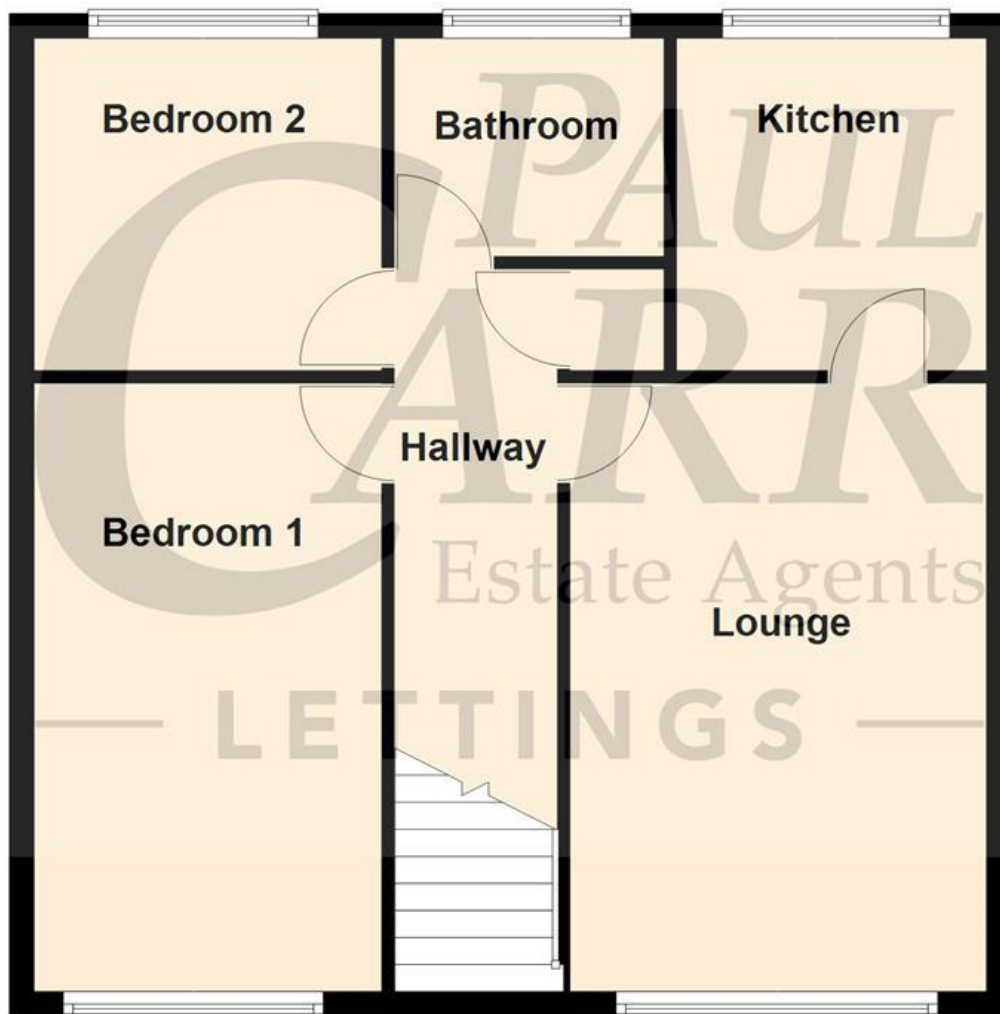
Services connected: Electric, gas, water & drainage  
Council tax band: B

Tenure: Leasehold - 99 year lease from December 2013  
Ground Rent: £150 per annum increasing to £300 in 2038  
Service Charge: £129 per annum

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

