



Anton Drive, Minworth  
Sutton Coldfield, B76 1XG

£170,000



# Minworth

£170,000



It is a pleasure to market this lovely first floor Maisonette that is situated in a lovely cul-de-sac position in the heart of Minworth.

Benefiting from an extended lease the spacious interiors include a private entrance and staircase leading to the first floor, a generous light and airy living room with door through to a fitted kitchen with ample units.

There are two double bedroom and a bathroom with white suite.

There is also a garage en-bloc.

This is a superb property offering easy living and close to many local facilities.

There is only a very small ground rent and no maintenance fee to pay.

Viewing is essential to appreciate what a fabulous home this will be.







## Property Specification

A LOVELY FIRST FLOOR MAISONETTE  
WONDERFUL CUL DE SAC LOCATION  
EXCELLENT ROOM SIZES THROUGHOUT  
PRIVATE ENTRANCE  
LARGE LIVING ROOM

Reception Hall 5.93m (19'5") x 1.04m (3'5")

Living Room 5.03m (16'6") x 3.25m (10'8")

Kitchen 2.61m (8'7") x 2.44m (8')

Bedroom 1 4.83m (15'10") x 2.90m (9'6")

Bedroom 2 2.90m (9'6") x 2.84m (9'4")

Bathroom 1.85m (6'1") x 1.70m (5'7")

### 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: 19th June 2025

### Viewer's Note:

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

Tenure: Leasehold 139 years remaining  
Ground Rent: £108 per annum  
Service Charge: Not applicable

## Floor Plan

## First Floor



## Energy Efficiency Rating

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

### Map Location

