



Miniva Drive,  
Sutton Coldfield, B76 2WT

Offers in the Region Of £425,000

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Welcome to Miniva Drive a newly renovated detached house in an immensely sought-after location. This wonderful property is perfect for first-time buyers, investors, or families looking to settle into a comfortable and stylish home. Step inside to find a bright and spacious reception room featuring a charming bay window, filling the space with natural light and creating a lovely spot to relax or entertain. The brand new kitchen boasts built-in appliances, plenty of natural light, and is perfectly designed for home cooks and busy families alike. The property also benefits from new fitted downstairs cloakroom and a good size conservatory with access to the garden. Upstairs, there are four well-proportioned bedrooms. Three are generous doubles, all benefiting from handy built-in wardrobes to help keep clutter at bay. The fourth bedroom is a cosy single, ideal as a nursery, office, or guest room. The modern bathroom offers a bath with shower over, combining comfort with convenience. Outside, there's a delightful garden—perfect for enjoying sunny days or alfresco dining. With both parking and a single garage, you'll have plenty of space for vehicles and additional storage. The location is fantastic, with excellent public transport links and proximity to local amenities, popular schools, and nearby parks—everything you need is within easy reach. With an EPC rating of C and situated in council tax band D, this home ticks all the boxes for energy efficiency and affordability.





## Property Specification

BRAND NEW KITCHEN WITH NEW BUILT IN APPLIANCES  
NEWLY FITTED BATHROOM AND DOWNSTAIRS  
CLOAKROOM  
THREE DOUBLE BEDROOMS  
IMMACULATELY PRESENTED & AESTHETICALLY PLEASING  
GARAGE & DRIVEWAY

### Hall

### Cloakroom

Lounge 15' 1" x 14' 8" (4.59m x 4.47m)

Kitchen 15' 1" x 8' 6" (4.59m x 2.59m)

Conservatory 11' 0" x 9' 9" (3.35m x 2.97m)

### Landing

Bedroom 1 16' 10" x 8' 10" (5.13m x 2.69m)

Bedroom 2 13' 0" x 8' 7" (3.96m x 2.61m)

Bedroom 3 10' 9" x 8' 7" (3.27m x 2.61m)

Bedroom 4 8' 10" x 6' 5" (2.69m x 1.95m)

Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

Garage 17' 9" x 8' 3" (5.41m 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: 3rd November 2025

### Viewer's Note:

Services connected: Gas  
Council tax band: D

# 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             |         | 85 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

