



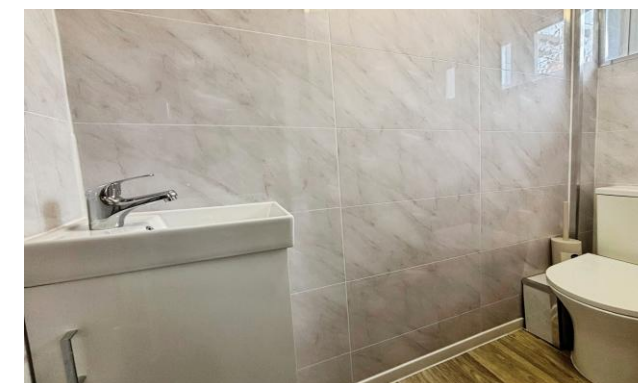
Miniva Drive,
Sutton Coldfield, B76 2WT

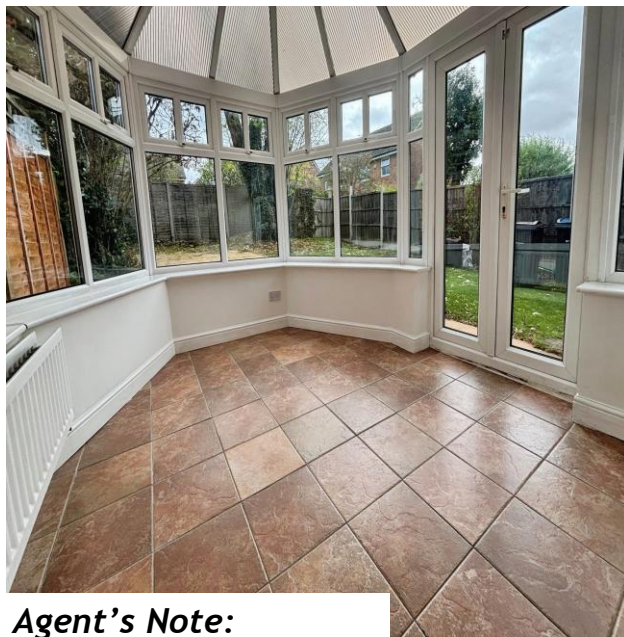
Offers in Excess of £390,000

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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.





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

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

BRAND NEW KITCHEN WITH NEW BUILT IN APPLIANCES
NEWLY FITTED BATHROOM AND DOWNSTAIRS
CLOAKROOM
THREE DOUBLE BEDROOMS
IMMACULATLY 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)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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

