



Park Lane, Minworth  
Sutton Coldfield, B76 9BL

**Offers Over £425,000**



# Minworth

Offers Over £425,000

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A spacious semi-detached family home situated in a highly sought-after residential location in Sutton Coldfield.

Internal inspection to the ground floor reveals two reception rooms one to the fore and one to the rear, a fitted kitchen, living room with bay window and feature fireplace, dining room with doors leading out to the rear garden, large conservatory and a shower room.

Stairs lead from the hallway to the first floor landing where there are five good sized bedrooms and two family bathrooms one with shower over bath and one with a separate bath and shower.

Outside to the rear of the property there is private garden with lawn and patio areas and to the fore there is a block paved driveway providing ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate the extensive accommodation this family home has to offer.







## Property Specification

FIVE BEDROOMS  
SEMI DETACHED  
OFF ROAD PARKING  
THREE RECEPTION ROOMS  
TWO BATHROOMS

Front Reception Room 5.64m (18'6") x 2.68m (8'10")

Shower Room 2.31m (7'7") x 1.78m (5'10")

Conservatory 7.18m (23'7") x 2.99m (9'10")

Rear Reception Room 4.54m (14'11") x 2.77m (9'1")

Dining Room 2.92m (9'7") x 2.61m (8'7")

Living Room 4.78m (15'8") x 3.57m (11'9")

Kitchen 3.41m (11'2") x 2.90m (9'6")

Bedroom 1 3.58m (11'9") x 2.60m (8'6")

Bedroom 2 3.56m (11'8") x 2.71m (8'11")

Bedroom 3 3.49m (11'5") x 2.22m (7'3")

Bedroom 4 2.76m (9'1") x 1.61m (5'3")

Bedroom 5 2.07m (6'9") x 1.84m (6')

Bathroom 2.46m (8'1") x 2.18m (7'2")

Bathroom 2.18m (7'2") x 1.85m (6'1")

### 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: 1st November 2022

### Viewer's Note:

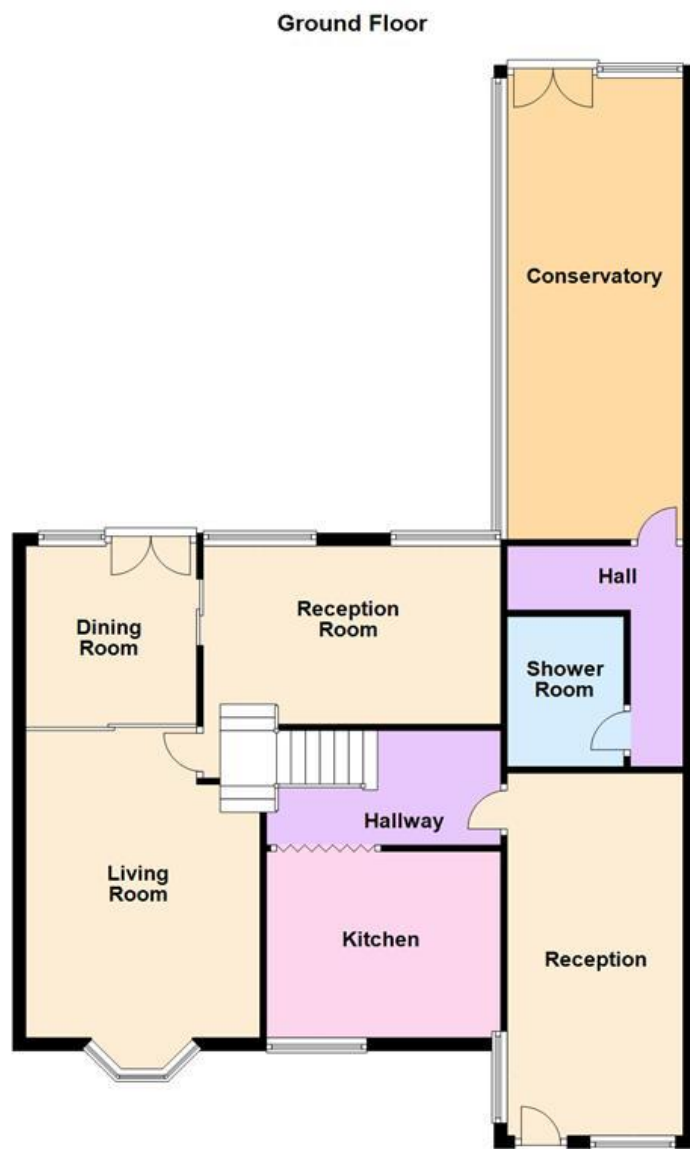
Services connected: Mains electricity, gas, water & drainage

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		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

