



Cheswood Drive, Minworth
Sutton Coldfield, B76 1YE

Offers in the Region Of £195,000

Introducing a beautifully presented ground floor maisonette boasting a gorgeous, modern finish, popular residential location and stunning private rear garden.

This two-bedroom ground floor maisonette is situated in a sought-after location in Walmley, conveniently located near amenities such as shops and services in both Walmley, Minworth, and Birmingham City Centre. Public transport options are readily available, providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre, and major motorway connections.

The accommodation briefly includes an entrance porch, a through lounge/dining room, a fitted kitchen, two bedrooms, and a spa-like shower room.

Outside, the property occupies a pleasant position and is set behind a communal lawn. The fore garden has a pathway to the main front door. The good-sized rear garden is mainly laid to lawn. Additionally, there is a garage in a nearby block.

The property also benefits from an extended lease of 139 years.

Secure your viewing by appointment only today.

Tenure: We can confirm the property is Leasehold.

Lease Length: 139 year lease. Ground Rent: £150 per annum.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Electric, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Living Room 15' 10" x 10' 7" (4.82m x 3.22m)

Kitchen 8' 9" x 8' 0" (2.66m x 2.44m)

Bedroom One 15' 8" x 9' 0" (4.77m x 2.74m)

Bedroom Two 9' 0" x 8' 11" (2.74m x 2.72m)

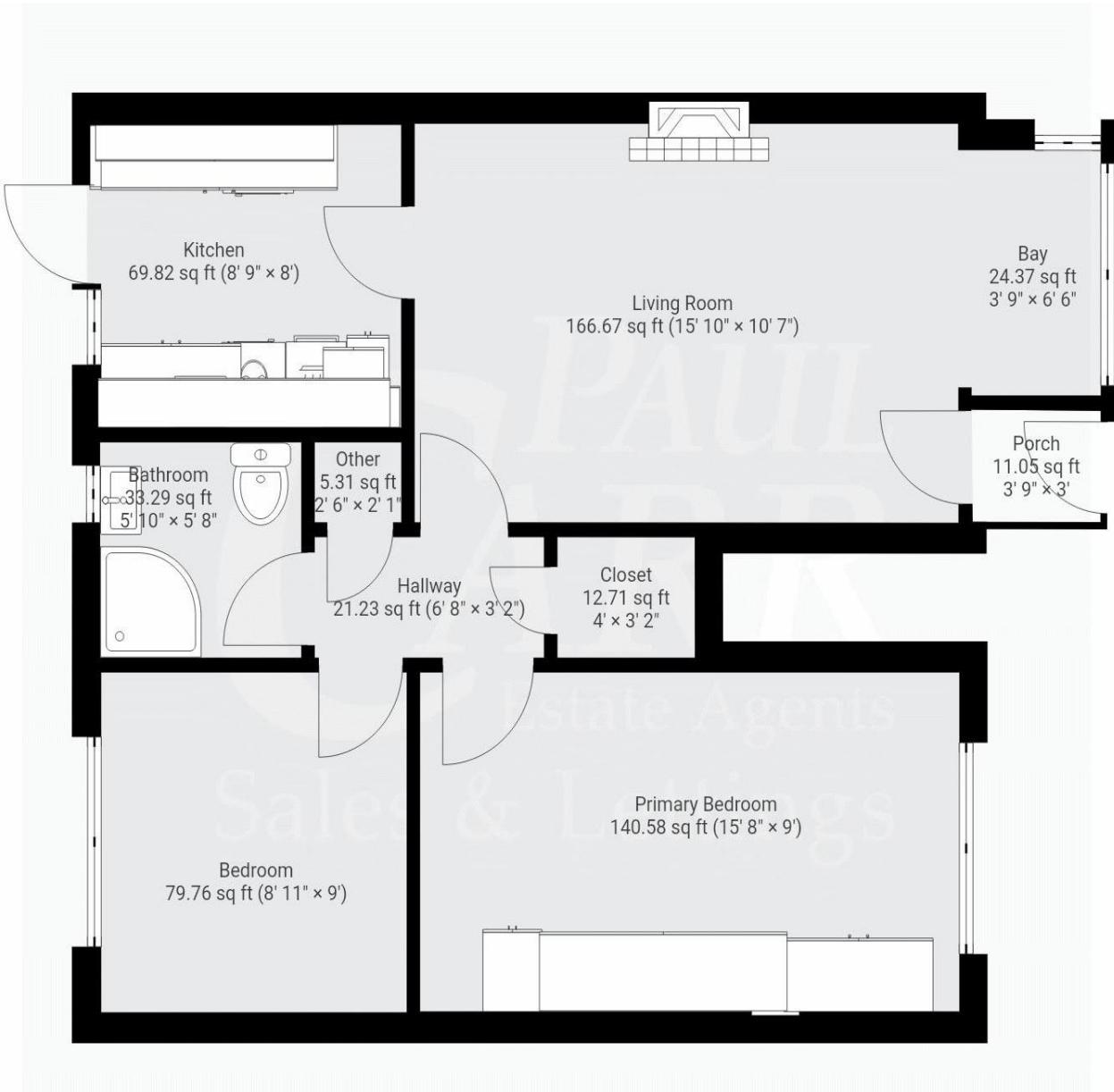
Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)





Floor Plan

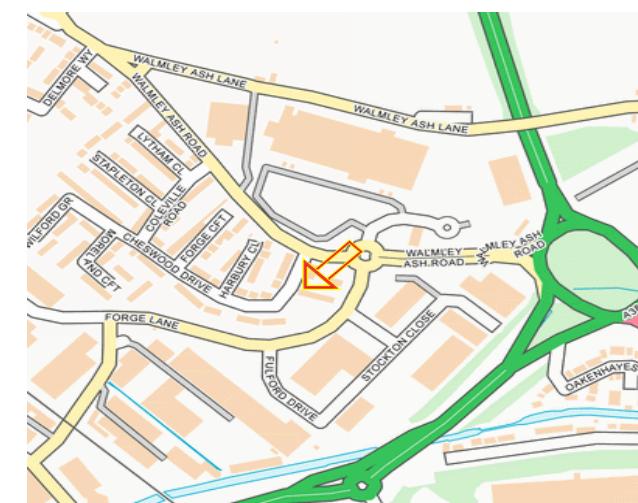
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location







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: 10th March 2025