



Lyneham Gardens, Minworth
Sutton Coldfield, B76 1XH

Offers in Excess of £155,000

Minworth

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Modern First Floor Maisonette in Prime Location
This beautifully presented two-bedroom first floor maisonette offers a fantastic opportunity for first-time buyers, investors, or downsizers.

Boasting a modern finish throughout, this property is ready for you to move straight in and enjoy. With 139 years on the lease, this is a must-have property.

Key features include:

- Two spacious double bedrooms, perfect for families or professionals needing additional space.
- A sleek, fitted kitchen with contemporary units and ample storage.
- Bright and airy living spaces, finished to a high standard.
- A garage in a separate block, offering convenient and secure storage or parking.

Located in a sought-after area, this property benefits from excellent school catchment options, making it ideal for families. It is well-connected by local travel links, with easy access to buses, motorways, and shopping amenities.

With no upward chain, this home provides a smooth and hassle-free buying process.

Book your viewing today to avoid missing out on this modern gem!





Property Specification

SOLD WITH NO ONWARD CHAIN
POPULAR RESIDENTIAL LOCATION
139 YEAR LEASE
GARAGE IN A BLOCK
FIRST FLOOR MAISONETTE

Living Room 15' 9" x 10' 9" (4.80m x 3.27m)

Kitchen 9' 1" x 7' 10" (2.77m x 2.39m)

Bedroom One 15' 10" x 9' 5" (4.82m x 2.87m)

Bedroom Two 9' 6" x 9' 0" (2.89m x 2.74m)

Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

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: 25th November 2024

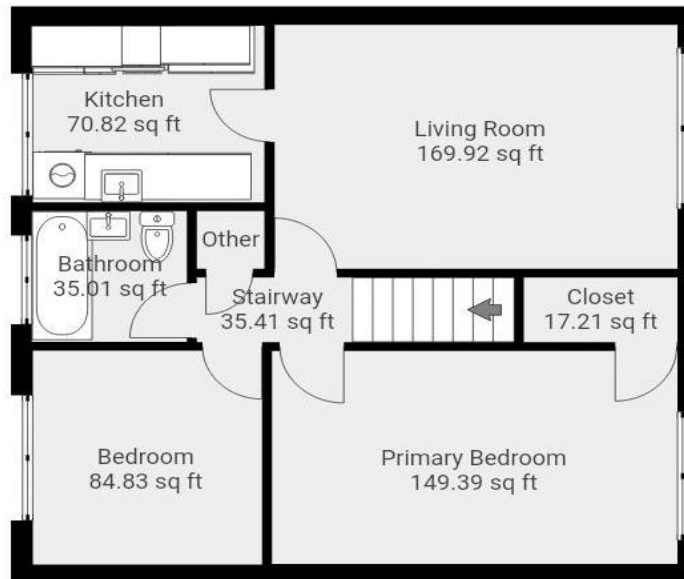
Viewer's Note:

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

Tenure: Leasehold 139 years remaining
Ground Rent: N/A
Service Charge: £108 per annum

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		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

