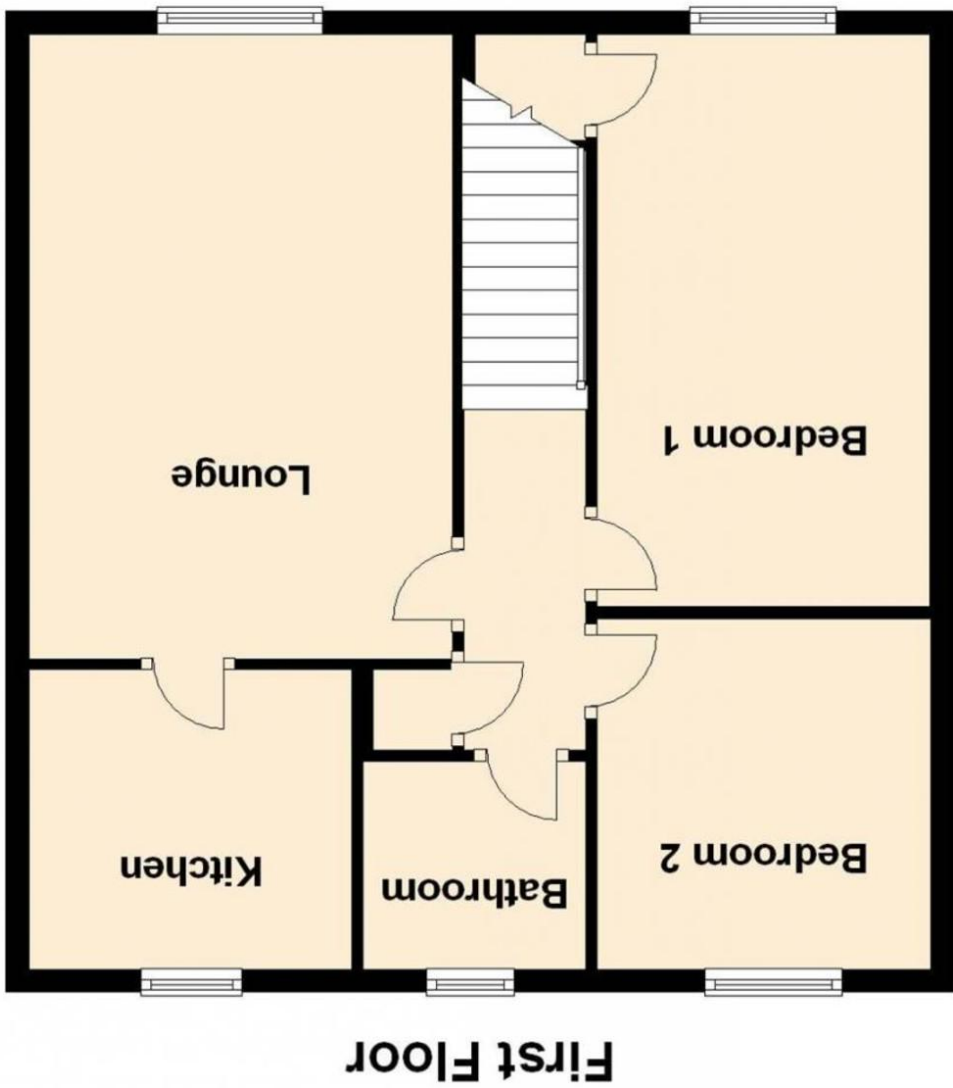
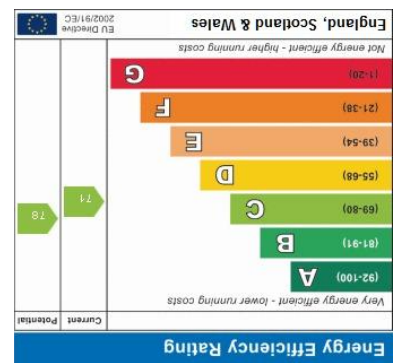


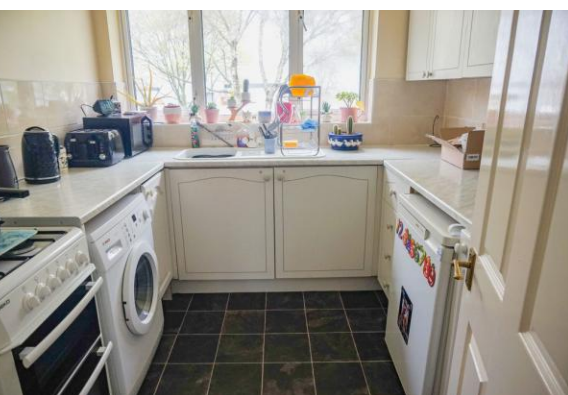
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A FIRST FLOOR TWO BEDROOM MAISONETTE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS

78 Cheswood Drive, Minworth, Sutton Coldfield,  
 B76 1YE

£160,000



## Property Description

**CONVENIENT RESIDENTIAL LOCATION** - This two bedroomed first floor maisonette occupies this popular and convenient location, being well situated for amenities, including shops and facilities at both Walmley and Minworth, with public transport on hand, excellent schools in the vicinity and transport links providing easy access into both Birmingham City Centre and Sutton Coldfield Town Centre and motorway connections. The accommodation briefly comprises entrance hallway, first floor landing, spacious lounge, fitted kitchen, two double bedrooms, family bathroom. Outside to the rear is a garage in a separate block, in addition we are advised by the vendor that the lease on the property is 97 years remaining. Early internal inspection of this property is highly recommended.

### ACCOMMODATION

**HALLWAY** Approached via entrance door, having storage cupboard outside and stairs off to first floor landing.

**LOUNGE** 16' 3" x 11' (4.95m x 3.35m) Having fire place, radiator, double glazed window to front and door leading through to kitchen.

**KITCHEN** 9' 1" x 8' 3" (2.77m x 2.51m) Having a range of wall and base units with worktop surfaces over, sink unit with side drainer and mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer and double glazed window to rear.

**BEDROOM ONE** 15' 9" x 9' 7" (4.8m x 2.92m) Having radiator, built-in over stairs storage cupboard housing gas central heating boiler and double glazed window to front.

**BEDROOM TWO** 9' 7" x 9' 4" (2.92m x 2.84m) Having double glazed window to rear.

**BATHROOM** Having a suite comprising panelled bath with shower over and fitted shower screen, wash hand basin, low flush WC, radiator and opaque double glazed window to rear.

**OUTSIDE** There is a garage situated in a nearby block (Unmeasured). (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 23 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 92 years remaining. Service Charge is currently running at £150 per annum and is reviewed annually. The Ground Rent is currently running at £120 per annum and is reviewed annually. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991