



Grange Drive, Streetly,
Sutton Coldfield, B74 3DT

Offers in the Region Of £195,000

Streetly

Offers in the Region Of £195,000



Paul Carr Estate Agents are delighted to offer for sale this two bedroom ground floor luxury apartment. Located in the heart of Streetly within walking distance of local shops and transport links, this property boasts impressive living space with large lounge and fitted kitchen, two spacious bedrooms with a master en-suite shower room and separate main bathroom.

Approached via the private allocated parking spaces, of which this property is entitled to one, the accommodation briefly comprises of a large hallway with cloakroom/cupboard storage space, giving access to the well maintained main bathroom and great sized second bedroom.

The modern kitchen comprises of fitted appliances and breakfast space, and the spacious lounge gives ample living space with additional dining space.

The master bedroom has fitted wardrobes, French doors with a private outlook, and the en-suite shower room with large walk-in shower.





Property Specification

LUXURY TWO BEDROOM GROUND FLOOR APARTMENT
SOUGHT AFTER CENTRAL LOCATION
TWO SPACIOUS BEDROOMS
MAIN BATHROOM & MASTER EN-SUITE SHOWER ROOM
MODERN BREAKFAST KITCHEN

Hallway

Lounge 17' 3" x 13' 4"
(5.25m x 4.07m)

Kitchen 11' 5" x 9' 11"
(3.49m x 3.01m)

Bedroom One 12' 0" x 9' 9"
(3.65m x 2.96m)

En-suite 6' 9" x 6' 2"
(2.07m x 1.89m)

Bedroom Two 13' 7" x 9' 9"
(4.14m x 2.97m)

Bathroom 7' 7" x 6' 3"
(2.32m x 1.90m)

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 June 2021

Viewer's Note:

Services connected: Electric/water/drainage
Council tax band: D
Tenure: Leasehold 108 years (125 years from 2004)
Ground Rent: £200.00 per annum
Service Charge: £1453.00 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	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

