



Grange Drive, Streetly,  
Sutton Coldfield, B74 3DT

£185,000



Welcome to Grange Drive, a sought after development located off Chester road in Streetly, within convenient distance to local amenities, transport links and Royal Sutton Park.

The property is situated on the second floor, and benefits by having two allocated parking spaces and is being sold with NO UPWARD CHAIN.

The property in brief comprises entrance hall with doors off to open plan lounge/kitchen with a Juliet balcony and fitted appliances, two double bedrooms and a family sized bathroom.

The master bedroom has an en-suite shower room and built in wardrobes.

Early viewing is highly recommended to avoid genuine disappointment.





### 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 2023

### Property Specification

TWO BEDROOM SECOND FLOOR APARTMENT  
WELL PRESENTED THROUGHOUT  
TWO ALLOCATED PARKING SPACES  
MASTER BEDROOM WITH EN-SUITE  
BATHROOM

#### Entrance Hall

**Lounge/Dining Room 14' 11" x 12' 11"**  
(4.54m x 3.93m)

**Kitchen 7' 10" x 12' 11"**  
(2.39m x 3.93m)

**Bedroom One 17' 3" x 9' 7"**  
(5.25m x 2.92m)

**En-suite 7' 0" x 4' 11"**  
(2.13m x 1.50m)

**Bedroom Two 13' 2" x 7' 5"**  
(4.01m x 2.26m)

**Bathroom 7' 2" x 6' 8"**  
(2.18m x 2.03m)

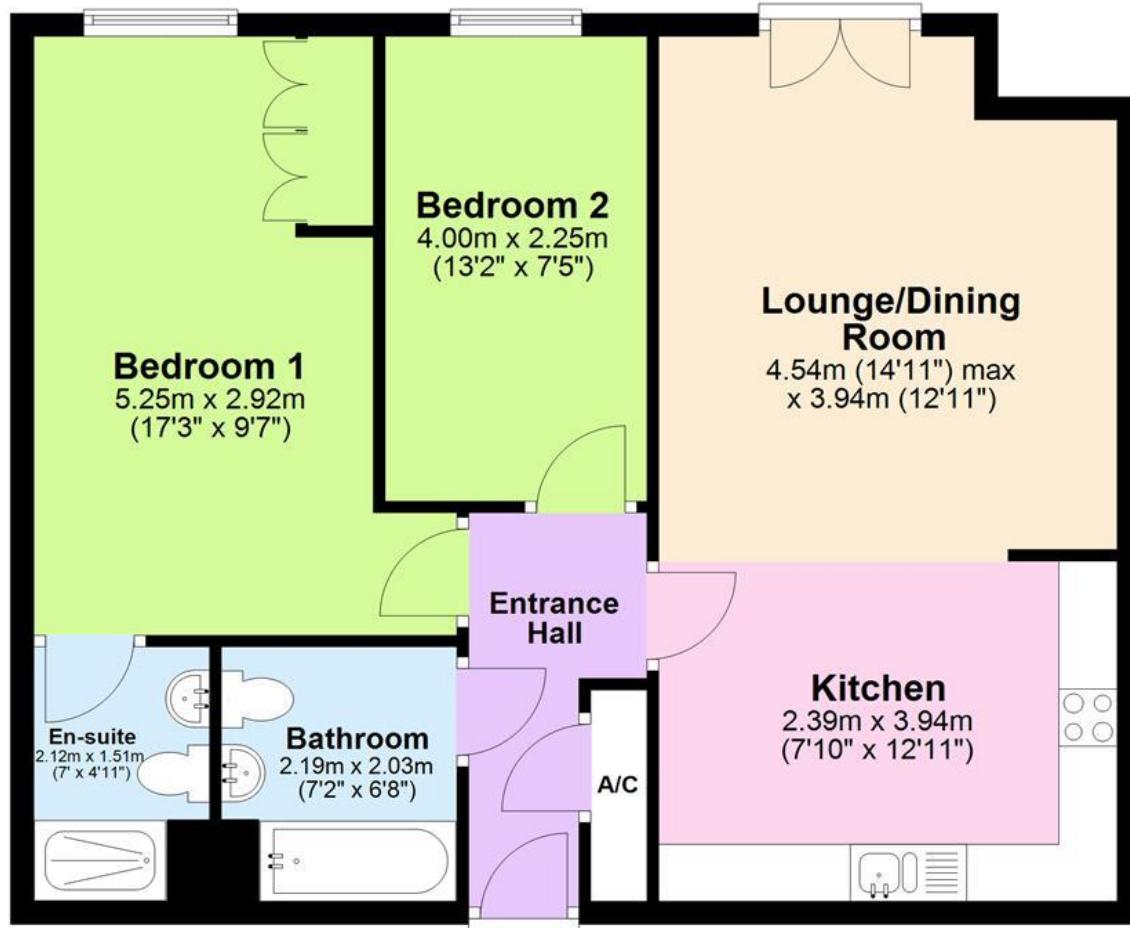
### Viewer's Note:

Services connected: electric, water, and drainage  
Council tax band: D  
Tenure: Leasehold 106 years remaining  
Ground Rent: £100.00 per annum  
Service Charge: £837.00 per annum  
Restrictions: N/A

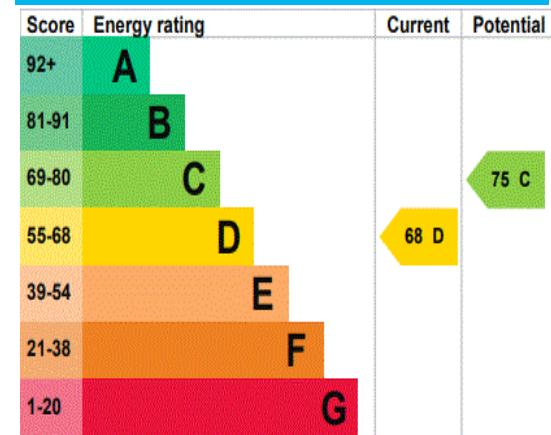
# Floor Plan

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

## Second Floor



## Energy Efficiency Rating



## Map Location

