



Grange Drive, Streetly  
Sutton Coldfield, B74 3DT

**Offers Over £145,000**

Welcome to Grange Drive a highly desirable and sought after Streetly location with access to local amenities, bars and restaurants, and transport links.

Accessed via a secure communal entrance door with intercom access into a communal hallway with stairs leading to first floor where the apartment is located.

Being presented to a high standard throughout, the accommodation comprises a welcoming reception hallway, a spacious lounge/dining room with wonderful views to fore and open plan access to a modern fitted kitchen. The kitchen has been thoughtfully fitted to comprise a range of matching wall, drawer and base level units with work surface over and incorporating a stainless-steel sink unit with drainer and taps, integrated oven, hob and extractor fan, space and plumbing for a washing machine and space for further white goods.

The master bedroom has two windows which allow for an abundance of natural light, and a range of fitted wardrobes.

Completing the accommodation is a thoughtfully fitted bathroom with a white suite comprising low flush wc unit, pedestal hand wash basin and bath with shower over and shower screen with complementary tiling to walls.

The property benefits from double glazing, gas central heating and allocated parking. Internal viewing is considered essential to appreciate the size and standard of accommodation on offer!

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



## Entrance Hallway

## Open Plan Lounge/Dining Room

21' 1" x 15' 2" (6.42m x 4.62m)

## Fitted Kitchen

6' 11" x 10' 10" (2.11m x 3.30m)

## Master Bedroom

15' 3" to wardrobes x 9' 9" (4.64m x 2.97m)

## Bathroom

6' 5" x 6' 7" (1.95m x 2.01m)





# Floor Plan

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

## Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 82 B
69-80	C		
55-68	D		
39-54	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: 06/12/24