



Grange Drive, Streetly  
Sutton Coldfield, B74 3DT

**Offers Over £200,000**

**\*\*\* RARE & UNIQUE TWO BEDROOM SECOND FLOOR APARTMENT WITH A STUNNING 'TURRET SHAPE' DINING AREA \*\*\***  
**\*\*\* TWO ALLOCATED CAR PARKING SPACES \*\*\***

Introducing a truly exceptional and unique apartment that rarely comes to the market. This two bedroom second floor home on Grange Drive is full of character and charm, most notably its turret-shaped dining area, a one of a kind feature that creates a distinctive and memorable space for entertaining or relaxing.

The property welcomes you with a spacious, L shaped entrance hallway, flowing effortlessly into a bright and open-plan lounge, dining, and kitchen area, a perfect blend of style and practicality. Both bedrooms are comfortable doubles, with the master bedroom featuring built in wardrobes and a private en-suite shower room, ensuring comfort and convenience.

The apartment has been maintained to an excellent standard throughout, offering a ready to move in home. Outside, the property benefits from two allocated parking spaces, conveniently positioned at the front and rear of the block, while the communal areas are meticulously kept, reflecting a well-managed and inviting development.

This property is perfect for first time buyers, investors, or downsizers seeking a home with a truly unique feature and spacious, modern living spaces.

Opportunities to own a home with such individuality are extremely rare, so internal viewing is highly recommended to fully appreciate all that this property offers.

**Tenure: We can confirm the property is Leasehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.**

**Services Connected: Mains 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)**



## Accommodation

### Entrance Hall

**Open Plan Lounge/Dining Room/Kitchen**  
31' 5" (max) x 13' 4" (max) (9.57m x 4.06m)

### Bedroom One

17' 1" (max) x 10' 9" (5.20m x 3.27m)

### En-suite

6' 9" x 4' 10" (2.06m x 1.47m)

### Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

### Bathroom

9' 8" x 4' 9" (2.94m x 1.45m)

**Lease: Approx. 103 years remaining**

**Service charge: Approx. £1,680 per annum**

**Ground rent: Approx. £200 per annum**

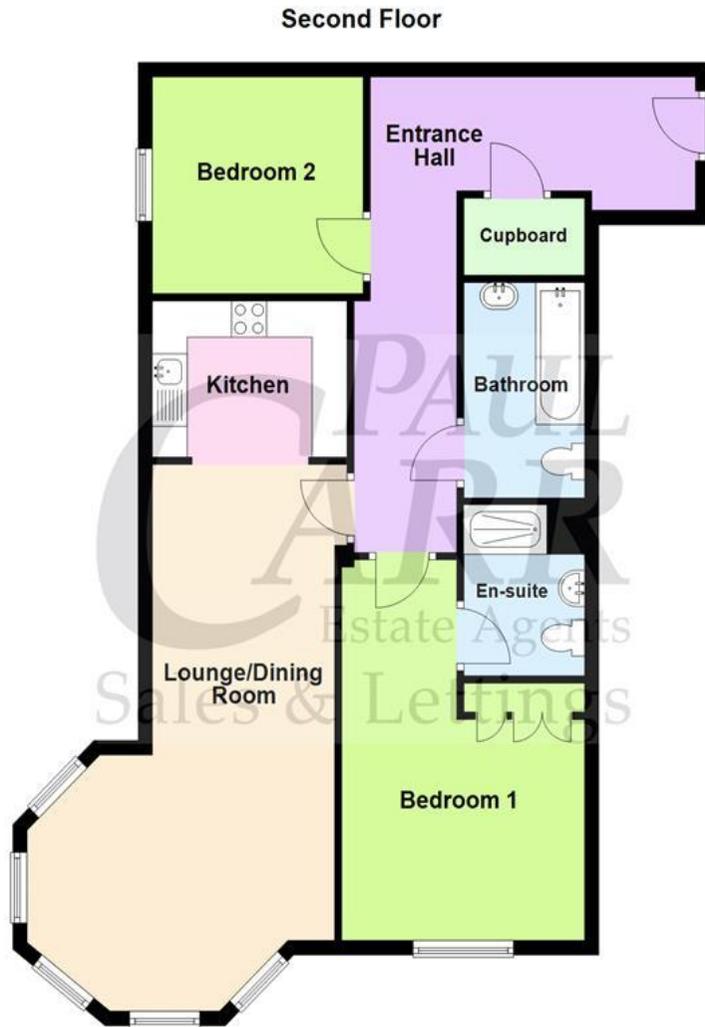
(Figures provided by the vendor; all buyers should confirm via their solicitor.)





# Floor Plan

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



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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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: 24th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.