



Inglewood Grove, Streetly,  
Sutton Coldfield, B74 3LL

Offers in the Region Of £539,000

This wonderful detached family home is situated on Inglewood Grove, off Wood Lane in Streetly. An extremely desirable central location in Streetly, within walking distance of highly rated local schools, transport links, and local amenities.

This fantastic property boasts a variety of impressive features, ideal for any families searching in the area for a property to grow into.

Approached via a paved driveway with attractive front lawn and fantastic curb appeal, the internal accommodation briefly comprises of an entrance porch and large welcoming hallway, leading through into a spacious bright dining room to the fore with feature bay window.

There is another spacious reception room being used as a main lounge to the rear, providing a cosy feel with lovely views out to the garden, and a separate open kitchen/diner with pantry storage, separate utility room, W.C., storage under the stairs area and integral garage access.

Upstairs off the deceptively sizeable landing area are three double bedrooms, two with fitted wardrobe storage, and an attractive modern fitted family bathroom with separate bath and shower. Also off the landing is a handy store room.

Outside is a truly charming rear garden, with social patio area and steps up to a well maintained lawn with private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

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)



### **Ground Floor Accommodation**

Porch 4' 2" x 3' 8" (1.27m x 1.12m)

Hallway 15' 9" x 6' 6" (4.80m x 1.97m)

Dining Room 13' 9" x 11' 11" (4.18m x 3.64m)

Lounge 15' 7" x 11' 11" (4.75m x 3.64m)

Kitchen/Diner 17' 9" x 11' 11" (5.42m x 3.64m)

Utility 6' 4" x 5' 8" (1.92m x 1.72m)

Downstairs W.C. 3' 9" x 2' 6" (1.14m x 0.77m)

Integral Garage 14' 9" x 8' 2" (4.50m x 2.49m)

### **First Floor Accommodation**

Bedroom One 13' 9" x 12' 0" (4.20m x 3.65m)

Bedroom Two 12' 2" x 11' 11" (3.72m x 3.64m)

Bedroom Three 11' 11" x 7' 4" (3.64m x 2.24m)

Bathroom 10' 2" x 5' 8" (3.10m x 1.72m)

Store 7' 3" x 2' 9" (2.20m x 0.84m)





# Floor Plan

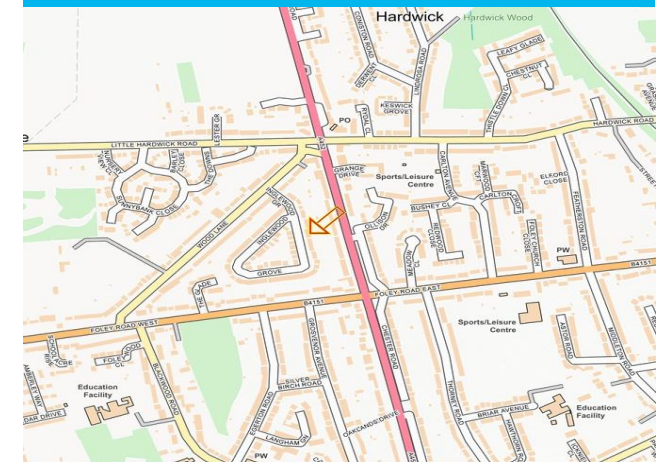
This floor plan is not drawn to scale and is for illustration purposes only

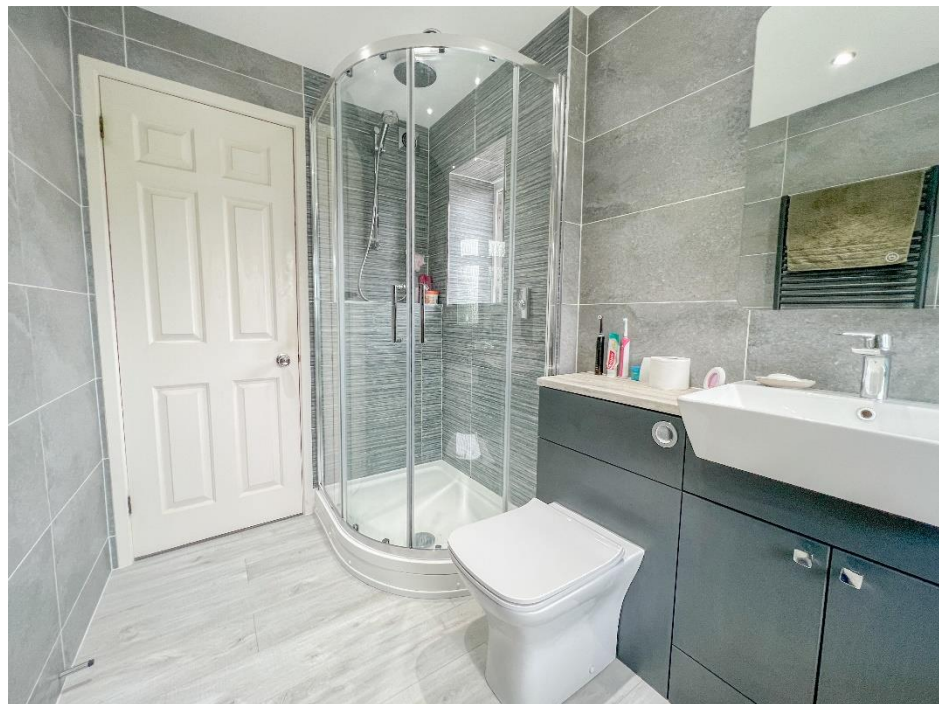


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		
39-54	E	49 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: 3rd July 2023