



Inglewood Grove, Streetly,  
Sutton Coldfield, B74 3LW

**£500,000**

## ***Welcome to Inglewood Grove.***

An extremely sought after attractive road located off Wood Lane in central Streetly, within close distance of highly rated local schools, transport links, and local amenities.

This well-kept, versatile link detached bungalow, is ideal for those downsizing, looking for a family home, or looking for potential to expand further.

The property is on a large corner position with lawned fore garden and approached via driveway leading to garage and porch.

This light and airy accommodation comprises a welcoming reception hallway, with doors off to: A spacious and bright lounge, having windows to rear and side elevation, central heating radiator and the main focal point of the room being a feature fireplace.

Beautifully fitted kitchen/diner with a range of wall, and base level units with contrasting work surface over, incorporating a one and a hand half sink bowl unit, a range of integral appliances including an integrated oven, hob and extractor fan over, integrated microwave, integrated fridge and freezer and with complementary tiling to all splash prone areas.

Conservatory, with windows to both sides and windows to rear, offering impressive views of the garden, French doors opening out to patio area and further door giving access to the garage.

A spacious master bedroom with windows to fore and side elevation and a range of fitted wardrobes.  
Bedroom two offers versatile living space and can be used as either a spacious double bedroom or a formal dining room with windows to fore and side elevation.

A luxury fitted bathroom with an impressive, thoughtfully fitted suite comprising low flush wc unit, wall mounted hand wash basin, feature double ended bath, corner shower cubicle and complementary tiling to walls.

An enclosed rear garden, laid mainly to lawn with mature plants and shrubs to borders, feature summer house, useful storage shed and side gated access.  
Garage, having open out doors to front elevation, wall mounted boiler, space and plumbing for an automatic washing machine, space for further white goods and door leading to conservatory.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and 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

Porch

Entrance Hallway

Lounge 17' 6" x 11' 7"  
(5.33m x 3.53m)

Kitchen/Diner 13' 6" x 8' 9"  
(4.11m x 2.66m)

Conservatory 26' 4" x 9' 2"  
(8.02m x 2.79m)

Bedroom One 14' 9" x 10' 7"  
(4.49m x 3.22m)

Bedroom Two 11' 4" x 10' 7"  
(3.45m x 3.22m)

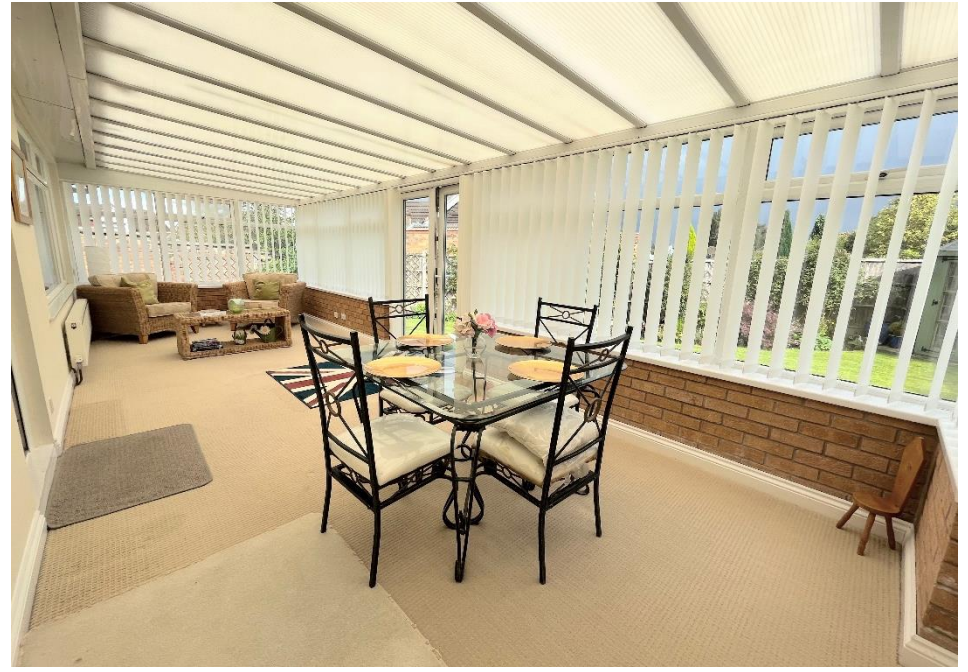
Bathroom 10' 3" x 6' 4"  
(3.12m x 1.93m)

## Outside

Garage 19' 8" x 8' 4"  
(5.99m x 2.54m)

Rear Garden

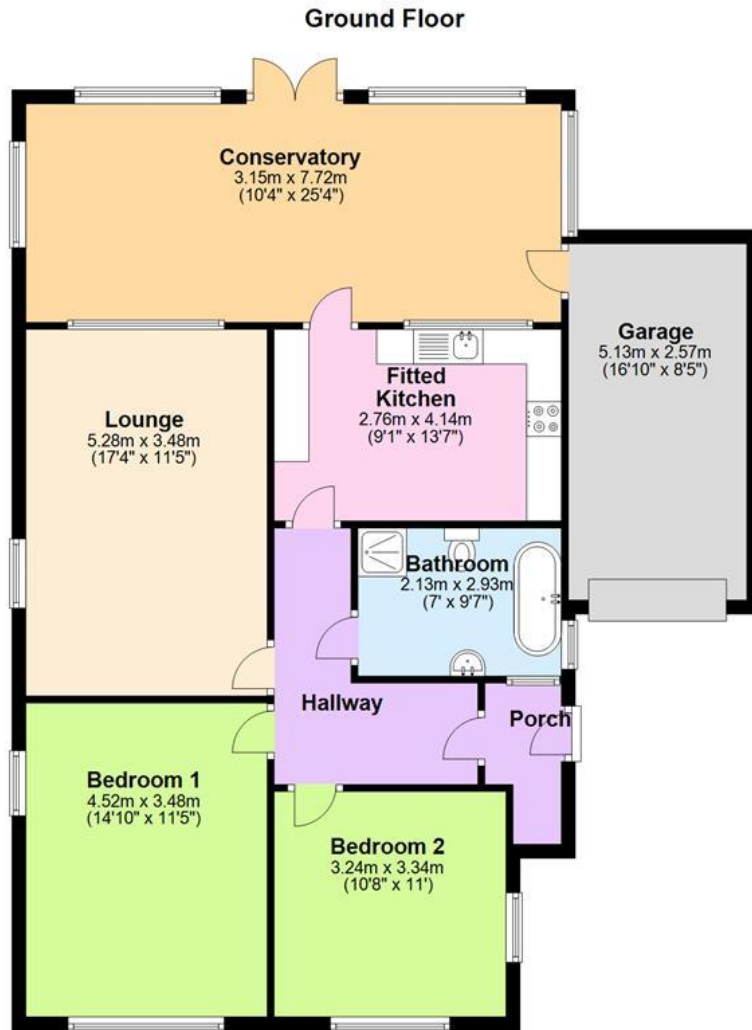






# Floor Plan

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		81 B
69-80	C		
55-68	D	64 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: 27<sup>th</sup> September 2023