



Inglewood Grove, Streetly,
Sutton Coldfield, B74 3LN

£650,000

Paul Carr Estate Agents are delighted to bring to market this rare opportunity to acquire this beautifully presented and vastly extended four bedroom detached family home. The property is positioned in a highly desirable and much sought after Streetly location with access to popular local schooling (catchments should be checked), local amenities and transport links.

The property is set back from the road behind a lawned fore garden with multi-vehicle driveway leading to front entrance porch and garage.

Upon entering the property you are greeted by a welcoming reception hallway which, offers a striking and impressive first impression setting the tone for the rest of the property.

Off the hallway is a guest WC and a beautiful and generous lounge with dining area and stunning views to rear.

An open plan, family orientated kitchen which offers immediate 'WOW' factor and is a key feature of this sublime family home.

Being individually designed and features areas for cooking, dining and relaxing. The kitchen boasts a range of matching contemporary wall, drawer and base level units, and feature island. From the kitchen there is a discreet utility room with space and plumbing for an automatic washing machine and tumble dryer and access leading to garage.

On the first floor there is a gallery style landing with large window allowing natural light and boasts four well proportioned bedrooms, the master bedroom being dual aspect and a spacious family bathroom.

The bathroom is fitted with a suite comprising low flush wc unit, pedestal hand wash basin, bath with shower over and a separate corner shower.

The rear of the property is met with a family friendly, landscaped garden to include large patio area, which makes a stunning location for entertaining and al fresco dining. Being laid to lawn with mature plants and shrubs and enclosed boundaries.

The garden also offers further potential to extend (subject to all relevant permissions being obtained).

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, electric, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch

Entrance Hall 6' 6" x 15' 3"
(1.98m x 4.64m)

Lounge/Dining Room 20' 9" (max) x 28' 9" (max)
(6.32m x 8.76m)

Kitchen/Breakfast Room 21' 9" (max) x 19' 3" (max)
(6.62m x 5.86m)

Laundry Room 15' 11" (max) x 6' 10" (max)
(4.85m x 2.08m)

WC 5' 5" x 5' 7" (1.65m x 1.70m)

Garage 16' 3" x 9' 3" (approx.)
(4.95m x 2.82m)

First Floor Accommodation

Master Bedroom 15' 9" x 10' 9"
(4.80m x 3.27m)

Bedroom 2 14' 1" x 12' 0" max
(4.29m x 3.65m)

Bedroom 3 13' 8" max x 12' max x 9' 0"
(4.16m x 2.74m)

Bedroom 4 11' 5" x 9' 0"
(3.48m x 2.74m)

Family Bathroom 9' 1" x 9' 3"
(2.77m x 2.82m)









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		76 C
55-68	D	67 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: 22nd March 2024