



Inglewood Grove, Streetly,  
Sutton Coldfield, B74 3LW

**£650,000**

Welcome to Inglewood Grove, a highly desirable and much sought after Streetly location with access to popular local schooling (catchments should be checked), local amenities and transport links.

Being positioned on a large plot, offering further potential to extend or develop subject to all relevant permissions being obtained.

This charming family home is set back from the road behind a lawned fore garden and driveway with security bollards leading to integral garage and porch.

Upon entering the property there is a welcoming reception hallway with stairs to first floor landing, useful storage cupboard and doors off to an impressive dual aspect through lounge/diner which allows an abundance of natural light with views to fore and stunning views looking out to rear garden.

There is a versatile sitting room/breakfast room which offers a multitude of uses to suit your needs and has open plan access to a beautiful and well appointed kitchen/diner. The kitchen/diner has been thoughtfully fitted to comprise a range of matching wall and base level units, matching breakfast bar, useful pantry style cupboard, space for a range style cooker and door leading to rear garden, further door giving access to utility room. Off the kitchen there is utility room which offers space and plumbing for a washing machine, space for further white goods, stainless steel sink unit with drainer and tap over, wall and base level units, door leading out to rear garden, door to guest wc and door to garage. The guest wc has a low flush wc unit, and wall mounted hand wash basin.

On the first floor there is a beautiful gallery style landing with built in storage cupboard, and doors off to all bedrooms and bathroom.

The spacious master bedroom has window overlooking rear garden and double doors leading to en-suite bathroom.

Discreetly positioned off the master bedroom the en-suite is fitted with a suite comprising low flush Saniflo wc, pedestal hand wash basin and bath. There are a further four well proportioned bedrooms and family bathroom. The family bathroom has been thoughtfully fitted to comprise a low flush wc, pedestal hand wash basin, corner bath and shower cubicle.

Outside the property to the rear is an incredible garden, which boasts further potential for extending or potential development subject to all relevant permissions being obtained. The garden is mainly laid to lawn, with mature plant, shrubs and bushes and a decked patio area which makes a stunning location for entertaining and al fresco dining.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains 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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Hallway

Through Lounge/Diner 24' 5" x 12' 0" (7.44m x 3.65m)

Sitting Room/Breakfast Room 11' 8" x 10' 11" (3.55m x 3.32m)

Kitchen/Diner 15' 11" x 9' 0" (4.85m x 2.74m)

Utility Room 9' 0" x 8' 7" (2.74m x 2.61m)

Guest WC 4' 8" x 2' 5" (1.42m x 0.74m)

### **First Floor Accommodation**

Master Bedroom 14' 5" max x 10' 4" min x 14' 1" max  
(4.39m x 4.29m)

En-Suite Bathroom 5' 11" x 7' 7" (1.80m x 2.31m)

Bedroom Two 13' 8" x 12' 0" (4.16m x 3.65m)

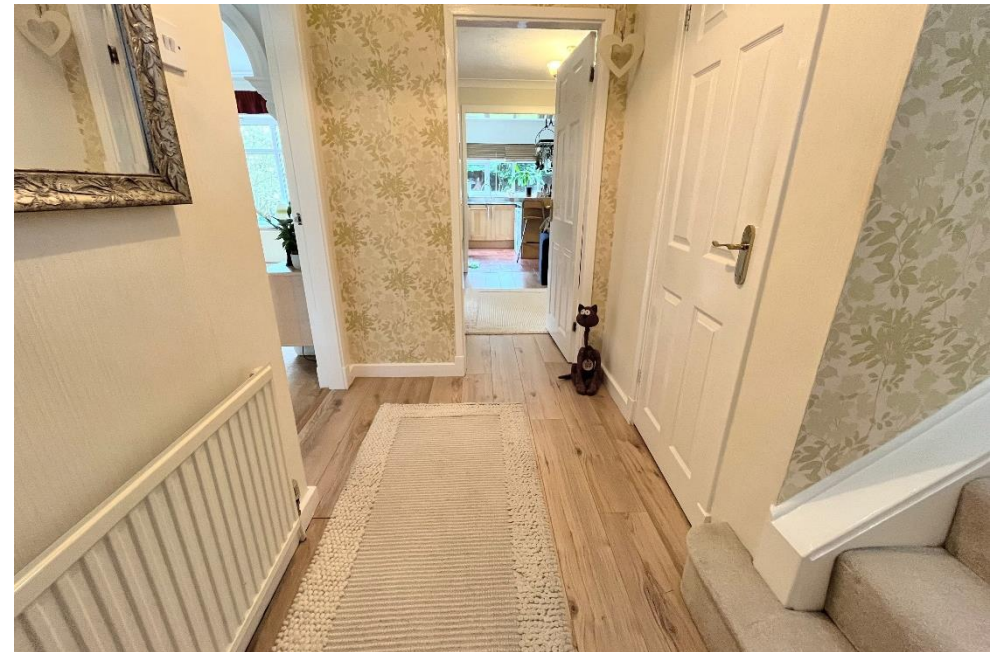
Bedroom Three 11' 2" x 11' 9" (3.40m x 3.58m)

Bedroom Four 13' 0" x 6' 4" (3.96m x 1.93m)

Bedroom Five 11' 8" x 5' 10" (3.55m x 1.78m)

Family Bathroom 7' 10" x 6' 10" (2.39m x 2.08m)

Garage 24' 5" max x 14' 2" max (7.44m x 4.31m)











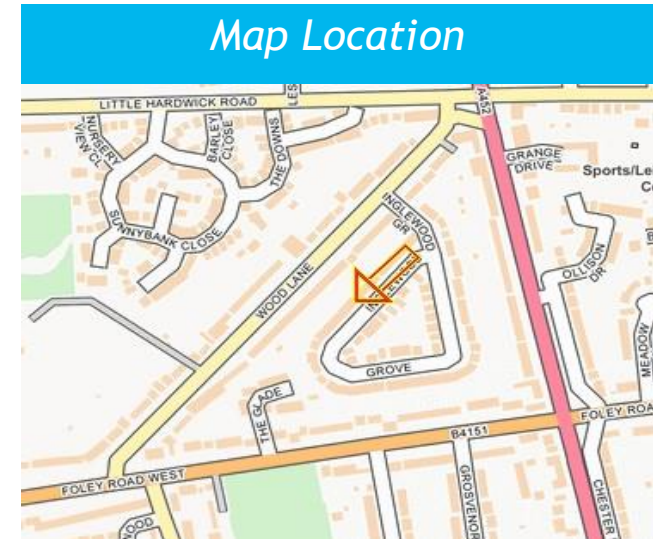


# Floor Plan

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	66 D	
39-54	E		
21-38	F		
1-20	G		







### ***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: 12th April 2024