



Inglewood Grove, Streetly
Sutton Coldfield, B74 3LL

£570,000

Paul Carr Estate Agents are delighted to bring to market this charming and spacious three bedroom, traditional detached family home located on one of the most sought after roads in Streetly. Positioned conveniently for popular local schooling (catchments should be checked), local amenities and transport links.

This deceptively spacious family home boasts a welcoming reception hallway with doors off to a dining room with a feature walk-in bay window, an impressive lounge with stunning views to rear garden and a fitted breakfast kitchen. The kitchen is fitted with a range of matching wall, drawer and base level units with work surface over, incorporating a sink unit with drainer and mixer taps, integrated oven, hob and extractor fan, complementary tiling and door leading to utility room. The utility room comprises wall and base level unit with stainless steel sink unit, space and plumbing for a washing machine, door out to rear garden, door to side entry and door to guest wc.

On the first floor there is a bright and sizeable landing which offers additional living space and can be utilised as a sitting area/study to suit your needs. Off the landing there are 3 double bedrooms, the master bedroom and bedroom three both benefit from fitted wardrobes. There is a modern fitted shower room with a suite comprising low flush wc unit, hand wash basin with storage below, and walk-in shower cubicle. The shower room has complementary tiling to walls and built in storage cupboard.

Outside this impressive family home is a beautifully manicured rear garden with patio area which is ideal for entertaining and al-fresco dining, the remainder being laid to lawn with mature plants and shrubs to borders. To fore is a wonderful fore-garden with off road parking, and integral garage.

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, water, drainage, electric.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Reception Hallway

Lounge

13' 9" max x 14' 8" max (4.19m x 4.47m)

Dining Room

14' 8" max x 11' 5" max (4.47m x 3.48m)

Fitted Breakfast Kitchen

11' 0" max x 10' 11" max (3.35m x 3.32m)

Utility Room

11' 6" x 6' 0" (3.50m x 1.83m)

Guest WC

Garage 17' 9" x 8' 4" (5.41m x 2.54m)

First Floor Landing

Bedroom 1

12' 9" to wardrobes x 11' 0" (3.88m x 3.35m)

Bedroom 2

12' 11" into bay x 11' 5" (3.93m x 3.48m)

Bedroom 3

9' 6" x 9' 2" to wardrobes (2.89m x 2.79m)

Shower Room

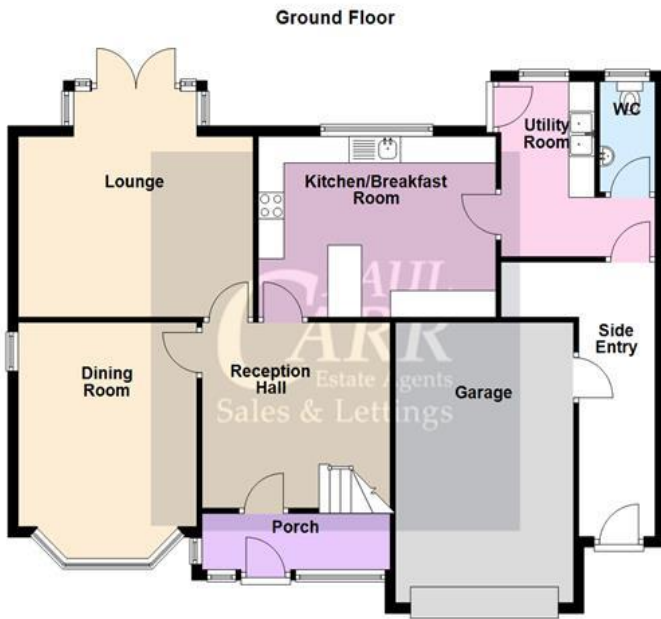
8' 2" x 8' 5" (2.49m x 2.56m)





Floor Plan

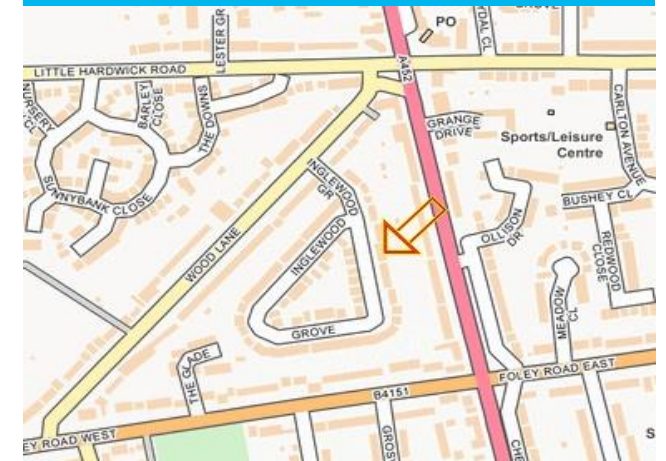
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		
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: 18/06/2024