



Grove Way, Streetly
Sutton Coldfield, B74 2JD

£315,000

Welcome to Grove Way, a three bedroom semi detached family home situated on a quiet road and in a convenient location for reputable local schools (catchment areas should be checked), local amenities and transport links.

The property comprises a porch, leading to the entrance hall with doors off to the kitchen and extended open plan lounge/dinning area to the rear. The first floor has a bright and spacious landing, with doors off to three double bedrooms, with two of the bedrooms having fitted/build in wardrobes. Further benefits to the first floor are the modern family bathroom and separate WC.

Externally to the front of the property is a block paved driveway providing off road parking for multiple vehicles and access to the garage.

To the rear is a private and enclosed north west facing garden having a patio area, laid to lawn with shrubbery and fenced borders.

Being sold with no onwards chain, this property should be at the very top of your viewing list!

Call Paul Carr Streetly today to arrange your viewing.

Tenure: We can confirm the property is Freehold.

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

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



Accommodation

Entrance Porch

4' 7" (max) x 6' 4" (1.40m x 1.93m)

Entrance Hall

10' 6" x 3' 5" (3.20m x 1.04m)

Kitchen

11' 9" x 8' 9" (3.58m x 2.66m)

Extended Lounge

16' 11" x 14' 5" (max) (5.15m x 4.39m)

Dining Area

9' 1" x 8' 9" (2.77m x 2.66m)

Garage

15' 9" x 7' 8" (4.80m x 2.34m)

First Floor Landing

Bedroom One

10' 4" x 11' 6" (to wardrobe) (3.15m x 3.50m)

Bedroom Two

10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom Three

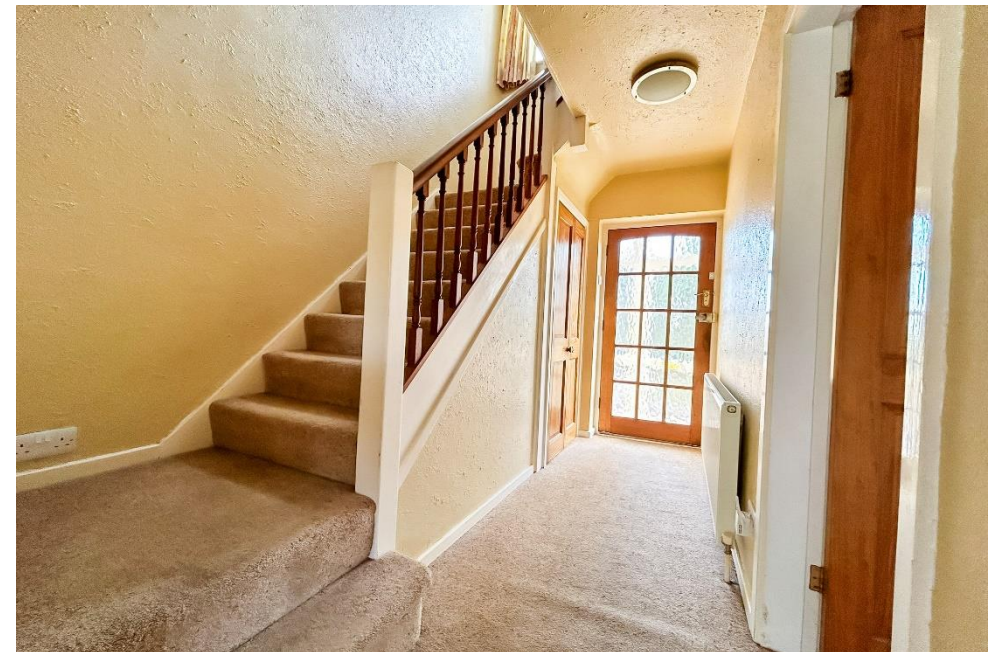
11' 0" x 7' 10" (3.35m x 2.39m)

Bathroom

5' 2" x 8' 10" (1.57m x 2.69m)

WC

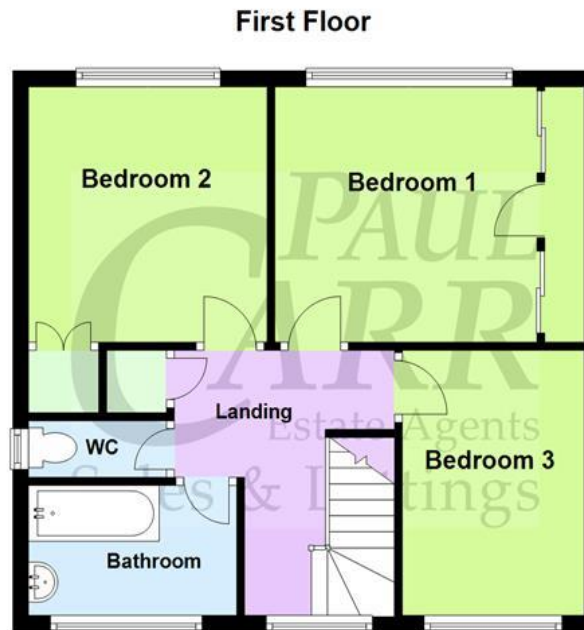
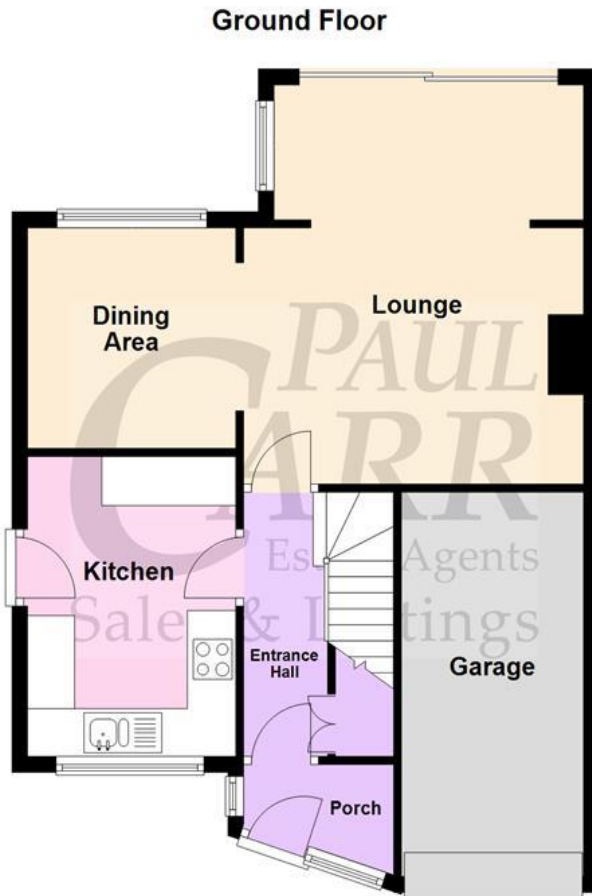
2' 6" x 6' 3" (0.76m x 1.90m)





Floor Plan

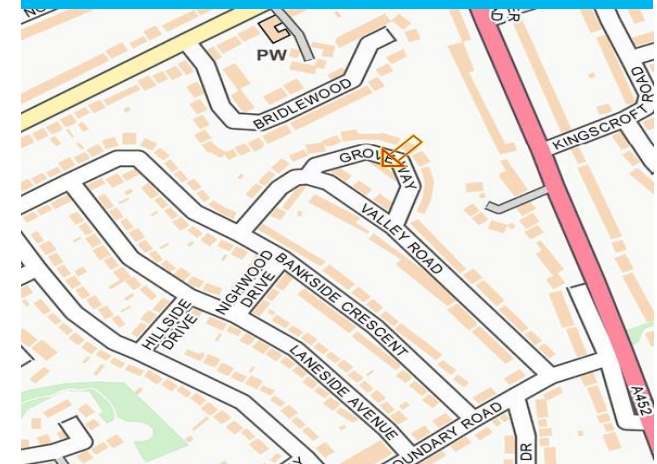
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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 August 2024