



Grange Drive, Streetly
Sutton Coldfield, B74 3DT

Offers in Excess of £190,000

Welcome to Grange Drive, a sought after development located off Chester road in Streetly, within convenient distance to local amenities, transport links and Royal Sutton Park. The property is situated on the second floor, and benefits by having two allocated parking spaces and is being sold with NO UPWARDS CHAIN.

The property in brief comprises entrance hall with doors off to open plan lounge/kitchen with a Juliet balcony and fitted appliances, two double bedrooms and a family sized bathroom. The master bedroom has an en-suite shower room and built in wardrobes.

Early viewing is highly recommended to avoid genuine disappointment.

Tenure: We can confirm the property is Leasehold with approx. 100 years remaining on the lease.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: 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 Hall

Lounge

17' 5" x 9' 10" (5.30m x 2.99m)

Kitchen

9' 8" x 9' 1" (2.94m x 2.77m)

Bedroom One

9' 7" x 9' 0" (to wardrobe) (2.92m x 2.74m)

En-Suite

7' 9" x 5' 11" (2.36m x 1.80m)

Bedroom Two

7' 5" x 11' 5" (2.26m x 3.48m)

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

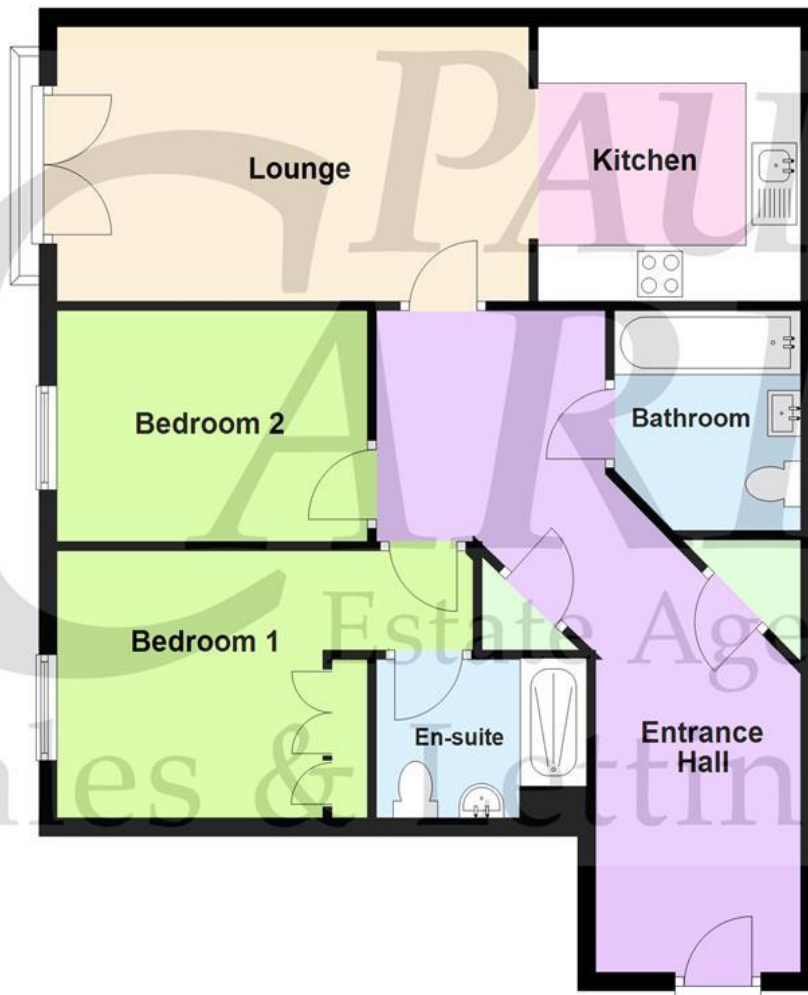




Floor Plan

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

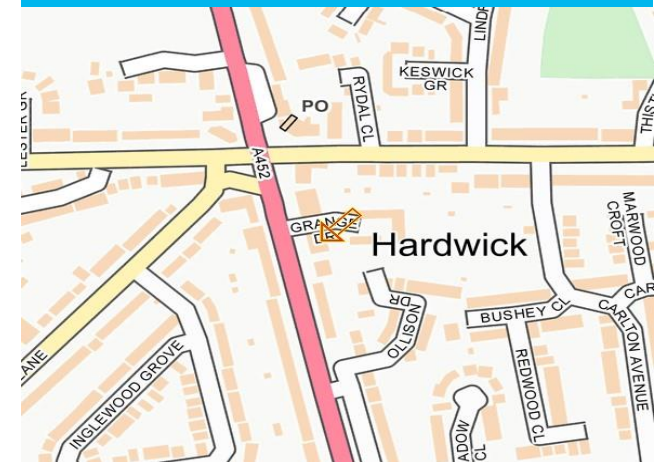
Second Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	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: 28th October 2024