



Grange Drive, Streetly
Sutton Coldfield, B74 3DT

Offers Over £185,000

Welcome to Grange Drive. A sought-after development located on Chester Road in Streetly, within convenient distance to local amenities, transport links, and Royal Sutton Park, further benefitting from being sold with no onwards chain!

Approached via residents parking areas where you can find two allocated parking spaces for this apartment, the accommodation internally briefly comprises of a welcoming entrance porch with store cupboards, leading into a vast open plan kitchen/lounge/dining room with a Juliet balcony, two double bedrooms with the master bedroom having built in wardrobes and an en-suite shower room, and a bathroom.

This property has recently been re-decorated, and the carpets have been professionally cleaned ready for the new owner to move straight into on completion.

Internal viewing is highly recommended to really appreciate the size and space this property has to offer.

Tenure: We can confirm the property is Leasehold with approx. 104 years remaining on the lease. The Service charge is currently £1580 per annum and the ground rent is £200 per annum.

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

23' 1" x 4' 3" (7.03m x 1.29m)

Lounge/Dining Room

10' 5" x 22' 7" (3.17m x 6.88m)

Kitchen

13' 8" x 7' 2" (4.16m x 2.18m)

Bedroom One

20' 8" (max) x 9' 10" (6.29m x 2.99m)

En-Suite

7' 1" x 4' 9" (2.16m x 1.45m)

Bedroom Two

15' 1" x 8' 11" (4.59m x 2.72m)

Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

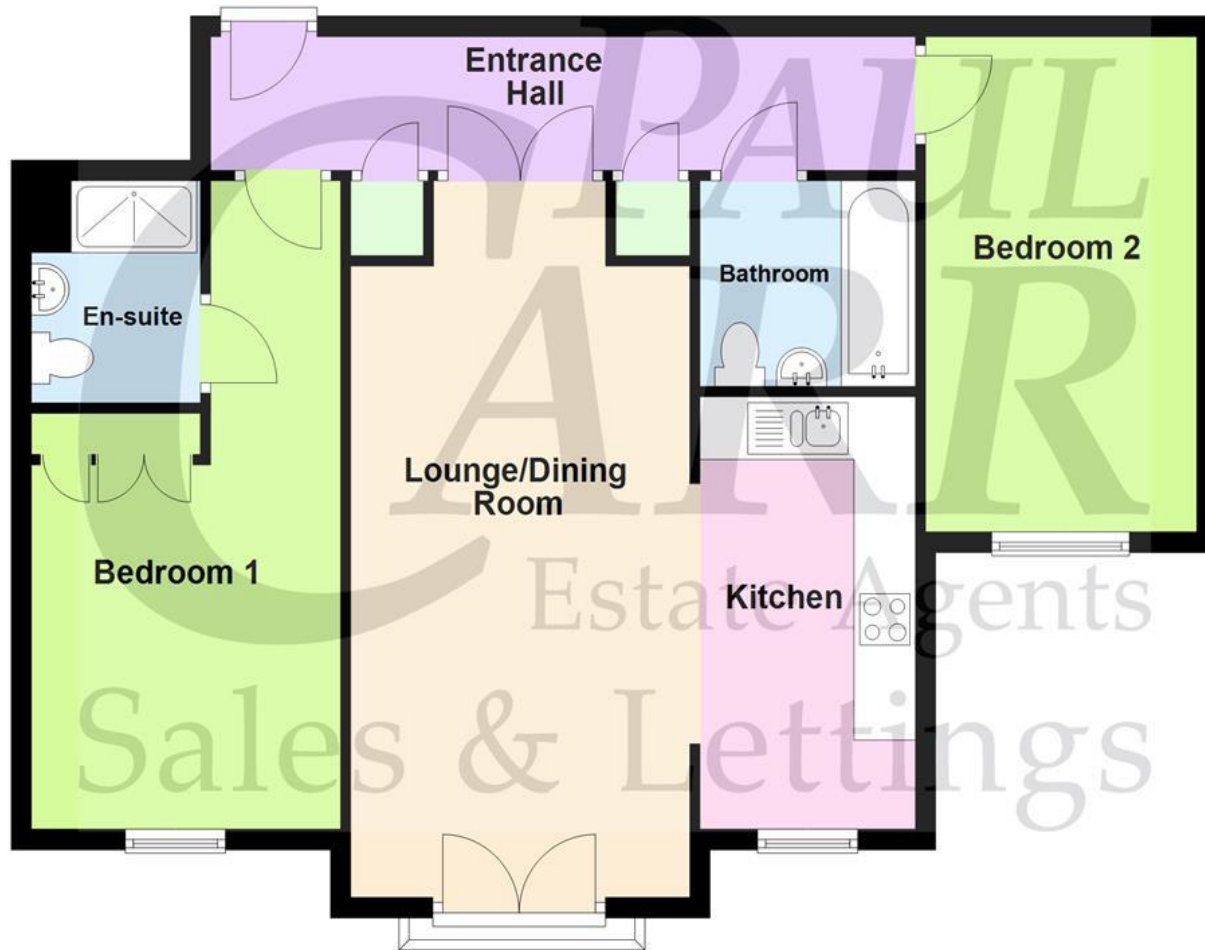




Floor Plan

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

First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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: 31st October 2024