



Grange Drive, Streetly  
Sutton Coldfield, B74 3DT

£190,000

This exceptional ground floor apartment is situated in the highly desirable and sought-after location of Grange Drive, conveniently positioned off Chester Road in Streetly. With easy access to local shops at the junction of Chester Road and Hardwick Road, as well as popular dining options such as the Hardwick Pub and Peninsula Restaurant, the property offers both convenience and a vibrant local community. Regular bus services operate nearby, while further shopping facilities can be found in Streetly Village, Mere Green, Sutton Coldfield Town Centre, and Aldridge Centre. For those who commute by car, the property provides excellent connectivity to Birmingham City Centre, Walsall, and major motorways including the M6, M5, and M6 toll road.

Beautifully presented and spacious throughout, the apartment is accessed via a secure communal front door with intercom entry, leading from the parking area. Upon entering, the welcoming reception hallway immediately creates a warm and inviting first impression, setting the tone for the rest of the home. The charming lounge, featuring a Juliet balcony. Thoughtfully designed, the kitchen boasts a stylish range of matching wall, drawer, and base-level units with a worksurface over, incorporating a stainless steel sink unit with drainer and mixer taps. Integrated appliances include an oven, hob, and extractor fan, while space is provided for additional white goods. The master bedroom is an elegant retreat, also benefiting from French doors opening out to the balcony, and boasting fitted wardrobes. A private en-suite shower room complements the space, complete with a low-flush WC, pedestal hand wash basin, and shower cubicle, all finished with complementary tiling to splash-prone areas. The second bedroom is a spacious double, ideal for guests or as a versatile home office. The main bathroom has been tastefully fitted with a three-piece suite, including a low-flush WC, pedestal hand wash basin, and a bath.

Additional benefits of this fantastic property include secure intercom access, an allocated parking space. With the added advantage of being sold with no upward chain, this is a rare opportunity to acquire a stylish and well-located ground floor apartment in a highly sought-after area.

**Tenure:** We can confirm the property is Leasehold with approximately 104 years remaining on the lease.

**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](mailto:Streetly@paulcarrestateagents.co.uk)



## Accommodation

### Hallway

### Lounge/Diner

17' 3" max x 17' 10" max (5.25m x 5.43m)

### Fitted Kitchen

11' 6" x 9' 10" (3.50m x 2.99m)

### Master Bedroom

17' 10" max x 10' 0" max (5.43m x 3.05m)

### En-Suite Shower Room

6' 11" into shower cubicle x 6' 1" (2.11m x 1.85m)

### Bedroom 2

14' 1" x 10' 1" (4.29m x 3.07m)

### Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

## Lease Details

Approx. 104 years remaining on the Lease

Service Charge - £200 per annum.

Ground Rent - approx. £1900 per annum.



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## *Floor Plan*

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

## Ground Floor

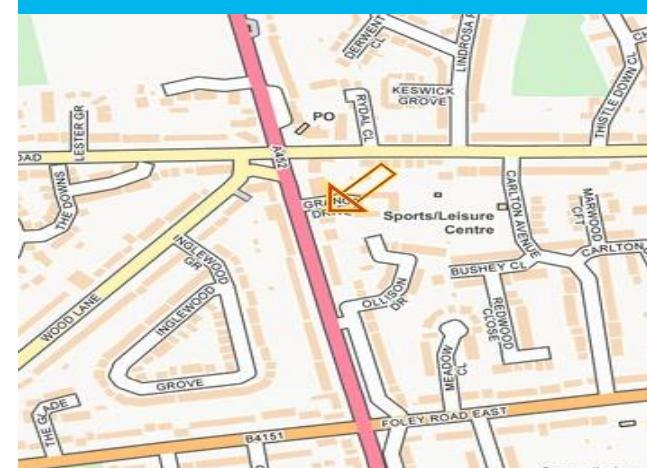


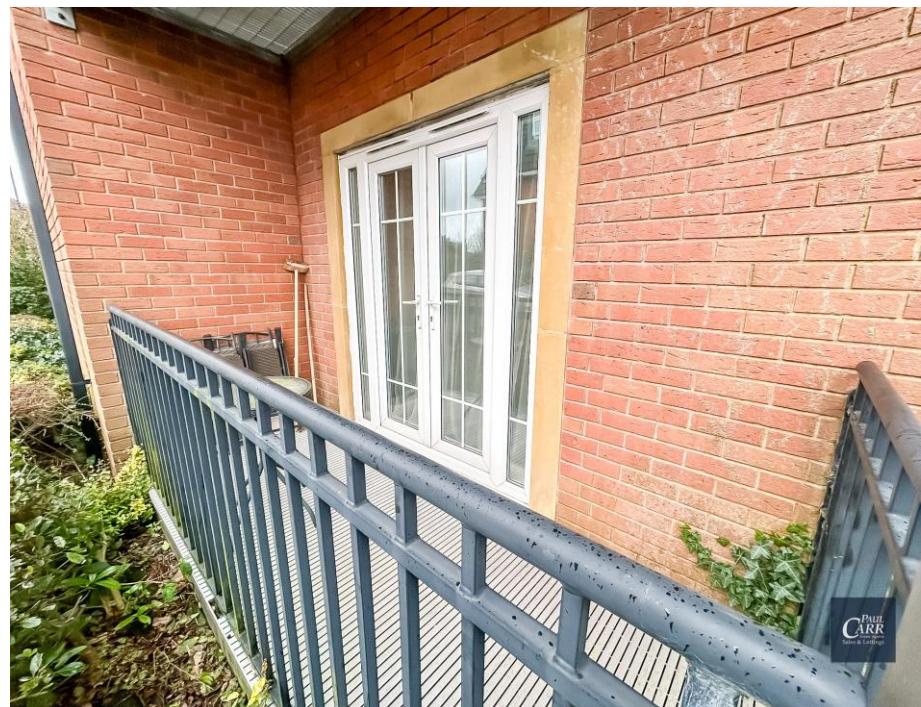
## *Energy Performance Rating*



A horizontal energy rating scale with seven color-coded steps. The steps are: 92+ (green, labeled A), 81-91 (green, labeled B), 69-80 (light green, labeled C), 55-68 (yellow, labeled D), 39-54 (orange, labeled E), 21-38 (orange-red, labeled F), and 1-20 (red, labeled G). To the right of the scale, there are two green arrows pointing left, each containing the text '71 C' and '79 C' respectively, indicating current and potential ratings.

## *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: 10<sup>th</sup> February 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

