



Inglewood Grove, Streetly  
Sutton Coldfield, B74 3LL

**£800,000**



Nestled on the ever-popular Inglewood Grove in Streetly, this truly impressive and heavily extended four-bedroom detached family home offers an exceptional blend of modern luxury, generous living space, and contemporary style. Perfectly positioned within close proximity to highly regarded local schools, excellent transport links, and an array of local amenities, this property is ideally suited for growing families seeking both comfort and convenience. The home is approached via a spacious tarmac driveway providing ample off-road parking for multiple vehicles.

Upon entering through the porch, you are greeted by a welcoming entrance hall that sets the tone for the quality and space found throughout. From here, the property opens into the stunning extended open-plan kitchen, dining, and family room – the true showpiece of this magnificent home. This breathtaking space has been thoughtfully designed to cater for both everyday family life and large-scale entertaining. The contemporary kitchen is fitted with an extensive range of wall and base units, sleek work surfaces, and a comprehensive selection of high-end integrated appliances. The generous dining area provides the perfect spot for family meals, while the beautifully arranged family living area offers an inviting space to relax and unwind. Flooded with natural light, this spectacular room is further enhanced by striking bi-folding doors that seamlessly open onto the impressive south-facing rear garden, creating a wonderful sense of indoor-outdoor living. The ground floor also benefits from a range of additional well-designed rooms, including a practical utility room, a modern shower room, and a useful storage room. There is also convenient side access and a separate lounge to the front of the property, featuring a charming bay window that fills the room with warmth and light – an ideal space for cosy evenings in. The first floor continues to impress with four well-proportioned double bedrooms. The master suite offers an exceptional layout, featuring a generous bedroom area, an adjoining dressing area (which could easily be converted into a fifth bedroom if desired), and a beautifully appointed en-suite shower room, creating a true retreat within the home. The second bedroom has been thoughtfully extended to create a particularly spacious double bedroom with fitted wardrobes, while the third bedroom also benefits from fitted wardrobes and an attractive bay window. The fourth bedroom provides a smaller yet comfortable double room, perfect for a child's bedroom or home office. Completing the first floor is a luxurious four-piece family bathroom, comprising a separate bath and walk-in shower, low flush WC, and elegant his and hers hand wash basins – a perfect blend of functionality and style.

Externally, this home continues to impress with a beautifully maintained, south-facing rear garden designed for family enjoyment and outdoor entertaining. The garden features a large patio area ideal for alfresco dining and relaxation, a generous lawned area providing plenty of space for children to play, and a raised decking area with a substantial storage shed. The garden is enclosed by secure fencing and mature shrubbery, offering both privacy and tranquillity.

This exceptional family home has been thoughtfully extended and meticulously maintained, offering an abundance of space and versatility that is rarely found.

Internal viewing is highly recommended to fully appreciate the quality, scale, and unique charm of this outstanding property on Inglewood Grove.

**Tenure:** We can confirm the property is Freehold.

**Council Tax Band:** We can confirm the Council Tax Band is E 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](mailto:Streetly@paulcarrestateagents.co.uk)







## Accommodation

**Entrance Porch** 5' 7" x 6' 6" (1.70m x 1.98m)

**Entrance Hall** 15' 6" x 7' 0" (4.72m x 2.13m)

**Open Plan Kitchen/Dining/Family Room** 37' 7" (max) x 30' 11" (max) (11.45m x 9.42m)

**Lounge** 16' 8" (into bay) x 11' 1" (5.08m x 3.38m)

**Utility Room** 8' 1" x 5' 2" (2.46m x 1.57m)

**Ground Floor Shower Room** 13' 1" x 5' 3" (3.98m x 1.60m)

**Storage Room** 11' 1" x 7' 3" (3.38m x 2.21m)

**Side Entrance** 10' 0" x 7' 1" (narrowing to 4' 11") (3.05m x 2.16m)

## **First Floor Landing**

**Bedroom One** 15' 1" x 15' 0" (4.59m x 4.57m)

**Dressing Area** 13' 3" x 8' 10" (to wardrobe) (4.04m x 2.69m)

**En-Suite** 11' 5" x 3' 10" (3.48m x 1.17m)

**Bedroom Two** 18' 4" x 11' 0" (5.58m x 3.35m)

**Bedroom Three** 17' 3" (into bay) x 11' 0" (5.25m x 3.35m)

**Bedroom Four** 9' 7" x 9' 0" (2.92m x 2.74m)

**Family Bathroom** 15' 0" x 9' 2" (4.57m x 2.79m)









# Floor Plan

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

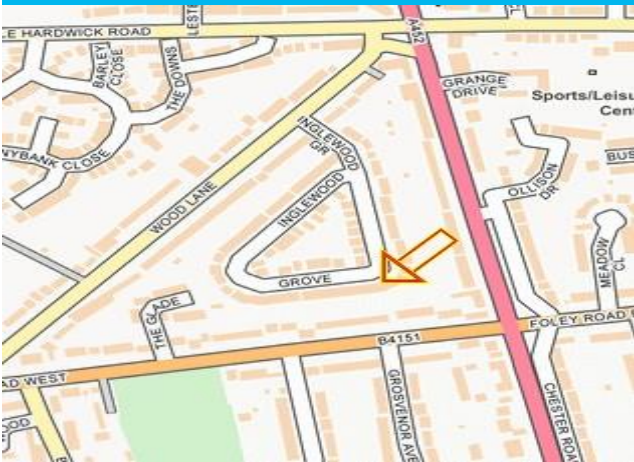


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | 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: 27th October 2025