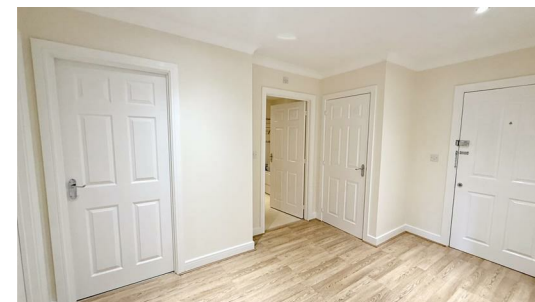


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- First floor apartment
- Two double bedrooms
- Balcony to master bedroom
- En-suite shower room
- Substantial lounge
- Fitted kitchen
- Well appointed bathroom
- Allocated parking
- Central, convenient location
- No upward chain



GRANGE DRIVE, STREETLY, B74 3DT - OFFERS AROUND £200,000

This well regarded, central and sought after development, offers a first floor apartment, in an ideal position within Streetly. Offering well regarded schooling, the property has an array of readily available bus services and has access to excellent road links and the Midlands motorway network. There are shopping facilities within a short distance, together with proximity to open fields. Complemented by pvc double glazing and electric storage heating (both where specified), this delightful apartment briefly comprises welcoming reception hallway, lounge/dining area, fitted kitchen, two double bedrooms, the master having an en-suite shower room and balcony, together with a well appointed family bathroom. Additionally benefitting from allocated parking and having no upward chain, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac communal parking area and driveway with shrubs and bushes, access is gained via glazed communal doors with side intercom/security release system into:

COMMUNAL HALLWAY: Having access via stairs to all floors, glazed doors and inner hallway open to:

RECEPTION HALL: Multi-locking front door, offering large storage cupboard, wood effect flooring, storage heater.

LOUNGE/DINER: 20'4" x 17'8" Pvc double glazed doors to rear balcony, stone effect feature fireplace, marble hearth and timber surround, wood effect flooring, space for sofas and dining table, storage heater.

FITTED KITCHEN: 11'5" x 9'6" One and a half bowl stainless steel sink/drainage unit, set into rolled edge work surfaces, complementary tiled splash backs, matching units fitted to both base and wall level including drawers, integrated Smeg oven and grill, four ring hob with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine, tiled floors, storage/display shelving.

BEDROOM ONE: 17'6" x 10' Two pvc double glazed doors to a Juliet balcony, large storage cupboard, two double built-in wardrobes, storage heater.

EN-SUITE SHOWER ROOM: White suite comprising enclosed shower cubicle, folding glazed doors, wash hand basin, tiled splash backs, low level wc, wall mounted mirror, heated towel rail, storage heater.

BEDROOM TWO: 13'9" x 10' Pvc double glazed window to rear, storage heater.

BATHROOM: Comprising bath with shower over, tiled splash backs, wall mounted mirror, wash hand basin, low level wc, storage heater.

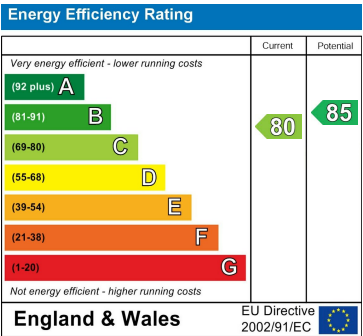
OUTSIDE: We have been advised by the vendor there is an allocated parking space with further additional visitor parking and communal gardens.



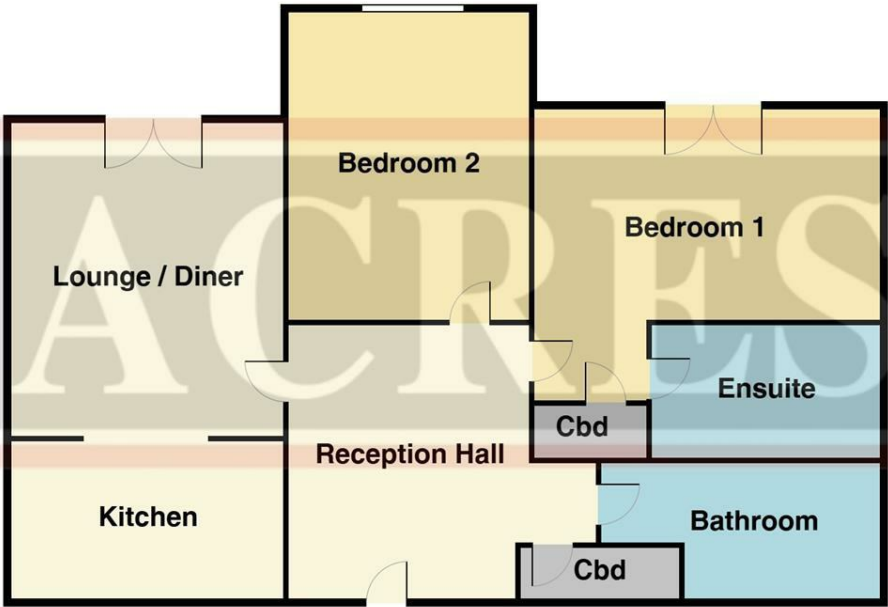
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



Grange Drive, Streetly, B74 3DT



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.