

**FOR SALE**



**Grange Drive, Streetly, Sutton Coldfield**

**1 Bedroom, 1 Bathroom, Second Floor Apartment**

**£150,000**

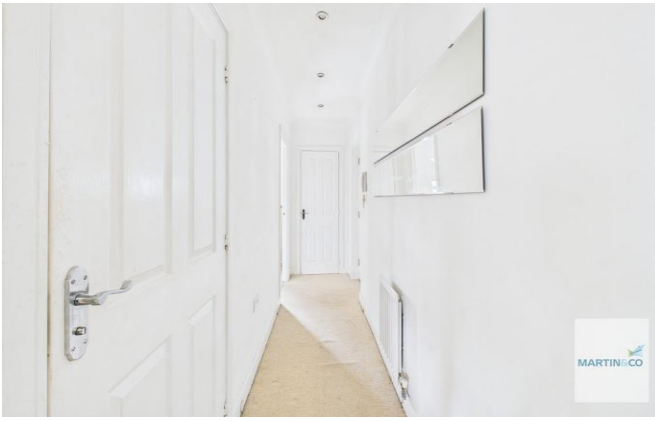




- TOP FLOOR APARTMENT
- LOUNGE/DINER
- FITTED KITCHEN
- BATHROOM
- LANDING
- COMMUNAL SECURE ENTRY
- ALLOACTED PARKING SPACE

Martin & Co are pleased to offer this spacious apartment nestled at the end of the complex in Streetly. Ideally located near shops, transport links, schools and Sutton park. The property is approached via a communal secure front door with landing that leads to the second floor. There is a welcoming hallway with open plan lounge/diner that leads into the kitchen. Great space for entertaining. There is a good sized double bedroom that is accompanied by the bathroom. To the outside is an allocated parking space. This apartment needs to be viewed to fully appreciate the size and accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL FRONT DOOR

COMMUNAL LANDING

HALLWAY

OPEN PLAN LOUNGE/DINER 21' 1" x 14' 11" (6.43m x 4.55m)

KITCHEN 10' 3" x 7' 0" (3.12m x 2.13m)

BEDROOM 15' 2" x 9' 9" (4.62m x 2.97m)

BATHROOM 6' 10" x 6' 8" (2.08m x 2.03m)

ALLOCATED PARKING

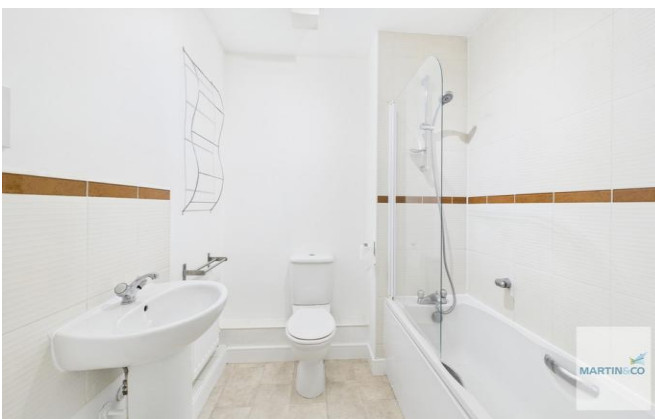
GENERAL INFORMATION COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per sales brochure.

#### TENURE

Martin and Co has been informed that the property is Leasehold with a 125 year lease from 1st July 2004. We have been advised the service charge is £888.31 every 6 months and Ground Rent £100 every 6 months. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.