



Grange Drive, Streetly
Sutton Coldfield, B74 3DT

Offers Over £190,000

**** SPACIOUS FIRST-FLOOR APARTMENT WITH JULIET BALCONY, RECENTLY REFITTED EN-SUITE & TWO PARKING SPACES****

Step into the charm of Grange Drive, a first-floor gem that blends modern design with everyday convenience. Accessed via a secure intercom entry, a welcoming staircase leads you to a home that's as practical as it is inviting. Inside, you're greeted by a spacious, light-filled hallway that sets the tone for the rest of the property.

The open-plan lounge is the heart of the home, flowing seamlessly into a sleek, contemporary kitchen—complete with a full range of wall and base units, a stainless steel sink, and integrated oven and hob. To the rear, a Juliet balcony invites fresh air and light, adding a touch of elegance to the living space. Two generously sized bedrooms offer comfort and privacy. The master features fitted wardrobes and a recently re-fitted en-suite with stylish shower, low-level W/C, and pedestal wash basin. The main bathroom is equally well-appointed, boasting a panelled bath, low-level W/C, and matching basin.

Outside, enjoy the bonus of two allocated parking spaces and well-kept communal grounds, adding to the sense of space and ease. Early viewing is strongly advised to fully experience what this home has to offer.

Tenure: We can confirm the property is Leasehold, with approximately 103 years remaining.

Council Tax Band: We can confirm the Council Tax Band is C 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

Lounge

17' 4" x 10' 3" (5.28m x 3.12m)

Kitchen

9' 8" x 9' 9" (2.94m x 2.97m)

Bedroom One

15' 11" (max) x 9' 5" (max) (4.85m x 2.87m)

En-Suite

7' 3" x 5' 11" (2.21m x 1.80m)

Bedroom Two

11' 6" x 7' 4" (3.50m x 2.23m)

Bathroom

6' 2" x 7' 1" (1.88m x 2.16m)

Leasehold

The vendor has provided us with the following information regarding the lease. This should be checked by your legal representative prior to completion.

103 years remaining on the lease

Service Charge - £875.68 half yearly

Ground Rent - £200 per annum.

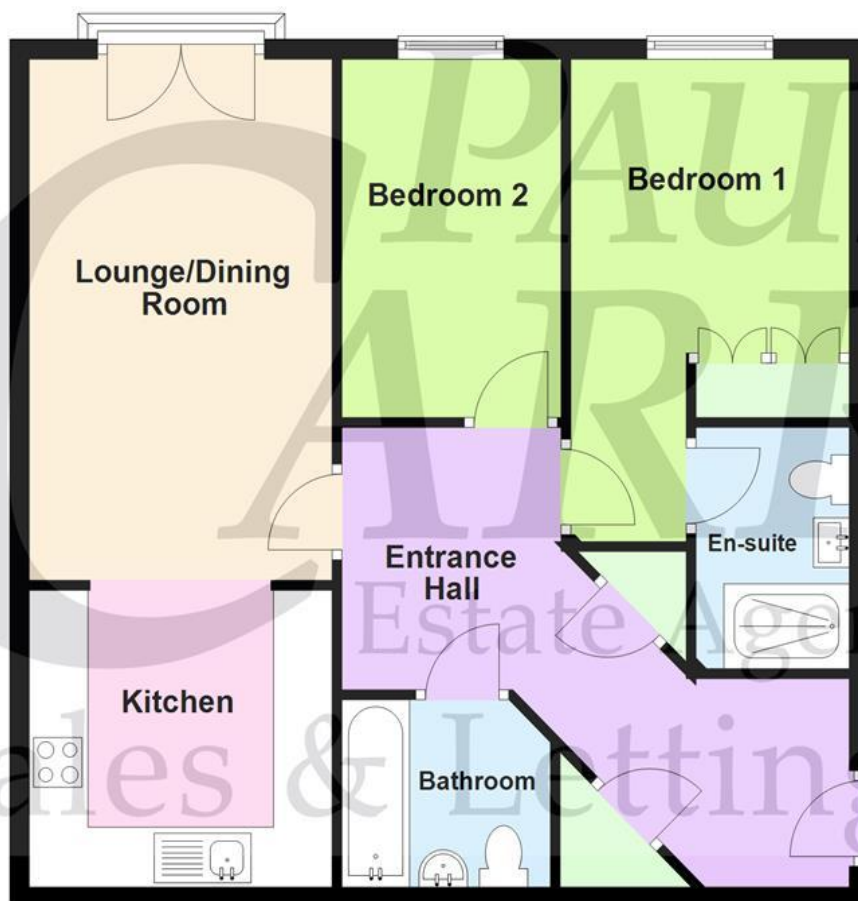




Floor Plan

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

First Floor



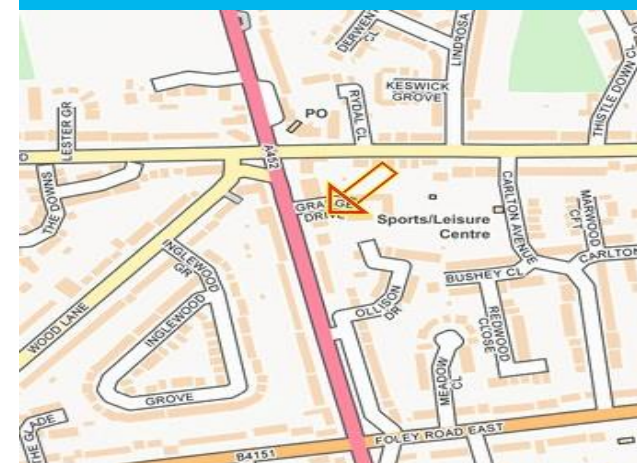
*This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.*

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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: 15th August 2025