



Inglewood Grove, Streetly
Sutton Coldfield, B74 3LL

£600,000

A substantial and well-presented three-bedroom detached family home, ideally positioned within a highly sought-after location just a short distance from Streetly Village, Sutton Park and a wide range of local amenities, shops, restaurants and well-regarded schooling.

Set back from the road behind a generous multi-vehicle driveway and foregarden, the property offers spacious and versatile accommodation throughout. Internally, the ground floor comprises a welcoming entrance hall with useful understairs storage, a spacious dining room with bay window and feature fireplace, and a generous lounge with French doors leading through to the garden room. The garden room provides an excellent additional reception space and enjoys views over the rear garden. The fitted breakfast kitchen offers a range of matching wall and base units with granite work surfaces, integrated appliances, Rangemaster cooker and space for a dining table and chairs. This is complemented by a particularly useful side utility area, providing further storage, laundry facilities and access to both the front and rear of the property. A guest WC completes the ground floor accommodation.

To the first floor is a spacious landing, offering potential for a study or seating area, together with three well-proportioned double bedrooms, all benefiting from fitted storage. The accommodation is completed by a generously sized family bathroom, fitted with a suite including a separate shower enclosure, bath, wash hand basin, WC and bidet.

Externally, the property enjoys a mature and private rear garden, featuring a paved patio area, lawn and established borders with a variety of shrubs, bushes and trees.

The property further benefits from an integral garage with electric roller shutter door, gas central heating and uPVC double glazing.

Conveniently located for Streetly Village, Sutton Park, local amenities, transport links and popular schooling, this impressive family home offers excellent living space in a highly desirable setting. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Entrance Hall

10' 10" x 9' 11" (3.30m x 3.02m)

Lounge

17' 9" x 14' 9" (5.41m x 4.49m)

Dining Room

15' 3" x 11' 4" (4.64m x 3.45m)

Garden Room

14' 5" x 10' 10" (4.39m x 3.30m)

Kitchen/Breakfast Room

16' 8" x 10' 10" (5.08m x 3.30m)

Utility Room

15' 5" x 8' 3" (4.70m x 2.51m)

Ground Floor WC

4' 10" x 3' 0" (1.47m x 0.91m)

Garage

17' 0" x 8' 4" (5.18m x 2.54m)

First Floor Landing

10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom One

12' 10" x 10' 11" (3.91m x 3.32m)

Bedroom Two

12' 11" x 11' 4" (3.93m x 3.45m)

Bedroom Three

10' 11" x 9' 5" (3.32m x 2.87m)

Family Bathroom

10' 1" x 8' 7" (3.07m x 2.61m)







Floor Plan

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



Total area: approx. 158.9 sq. metres (1710.0 sq. feet)
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
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:

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.