

Bill Tandy  
and Company

69 Grange Drive, Streetly, Sutton Coldfield, West  
Midlands, B74 3DT

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 69 Grange Drive, Streetly, Sutton Coldfield, West Midlands, B74 3DT

# £165,000

Enjoying a lovely, convenient and private setting set well back off Chester Road on Grange Drive, this impressive second floor apartment represents an excellent opportunity for a first time buyer to gain a foothold in the difficult Sutton Coldfield property market. Perfectly located for access to local towns and amenities the property is also great for commuting with superb road and rail links. Well presented throughout and surprisingly generous in its proportions, this second floor apartment offers a very large open plan lounge/dining/kitchen arrangement, together with a generous double bedroom. Available with the potential for no upward chain, an early viewing of this splendid opportunity is strongly recommended.



### COMMUNAL RECEPTION AREA

approached via a communal entrance door and having two flights of stairs rising to the second floor with electric storage doors. A personal access door opens to:

### WELCOMING RECEPTION HALL

having radiator with ornamental screen, feature wood laminate flooring, built-in store cupboard housing the Ideal combination gas central heating boiler and shelving, coving, entry'phone system and door to:

### IMPRESSIVE OPEN PLAN LIVING

6.80m max (4.60m min) x 6.50m (22' 4" max 15'1" min x 21' 4") a superbly sized room having two UPVC double glazed windows to front, two double radiators and coving opening through to:

### KITCHEN AREA

3.24m x 2.17m (10' 8" x 7' 1") having generous pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards with under-cupboard lighting, built-in electric oven with four ring gas hob with glass splashback and extractor hood, one and a half bowl stainless steel sink unit, integrated fridge, freezer, washing machine and dishwasher each with matching fascia doors and ceramic floor tiling.

### BEDROOM

4.70m x 3.00m (15' 5" x 9' 10") having full height and width double doored fitted wardrobes, double radiator and two UPVC double glazed windows to rear with a pleasant open aspect across the neighbouring paddock and crown green bowls.



### BATHROOM

having suite comprising panelled bath with mixer tap with shower attachment and glazed screen, close coupled W.C., pedestal wash hand basin with mixer tap and tiled splashback, radiator, electric shaver point, extractor fan and ceramic wall tiling.

### OUTSIDE

There is an allocated parking space in an adjacent parking courtyard.

### COUNCIL TAX

Band C.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## LEASE TERMS

We understand the property is held on Leasehold tenure and is subject to an annual Ground Rent of approximately £200.00 and an annual Service Charge of approximately £1,668.00. Should you proceed with the purchase of the property these details must be verified by your solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



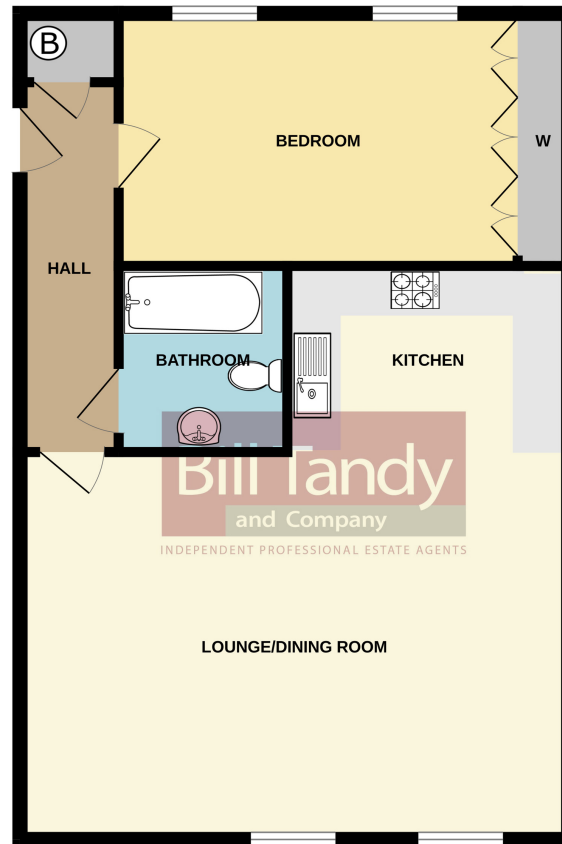
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



SECOND FLOOR



69 GRANGE DRIVE, STREETLY, SUTTON COLDFIELD B74 3DT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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