



16 Grange Drive

Streetly, Sutton Coldfield, B74 3DT



MARK BENTLEY

ESTATE AGENT



# 16 Grange Drive

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*A very well maintained and thoughtfully designed two double bedroom first floor apartment set in this modern development within walking distance of local shops, bus services and easy access onto main roads leading to Sutton Coldfield Town Centre, Aldridge, Walsall and Birmingham City Centre.*

This lovely first floor apartment offers spacious very well maintained and thoughtfully furnished accommodation (some of the furniture and artwork is available to be purchased by separate negotiation).

Grange Drive is a well laid out development of modern apartments set just off the Chester Road in Streetly within walking distance of local shops at the junction of Chester Road and Hardwick Road, the popular Hardwick Pub and regular bus services. Further shopping facilities are available at Streetly Village, Mere Green, Sutton Coldfield Town Centre and Aldridge Centre.

For the driving commuter there is easy access onto main roads leading towards Birmingham City Centre, Walsall or to the M6, M5 and M6 Toll (which accesses the M42 and the M6 North at Junction 12).

The apartment is accessed via a secure entry system which leads to the communal entrance hall and one flight of stairs to the first floor where there is a door to an inner landing area leading to the front door of Apartment 16.





**The double glazed accommodation which is warmed by modern electric panel heaters comprises:**

**Private Reception Hall**

A good sized hall with airing and storage cupboard off and doors to Lounge, Bedrooms 1 & 2 and Bathroom.

**Large Lounge 5.85m x 3.07m**

Feature fire surround with fitted electric fire and hearth, two electric wall panel heaters, full height window with double doors and external Juliet balcony and open access to:



**Very Well fitted Kitchen 3.07m x 2.36m**

Excellent range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards, one and a half basin stainless steel sink unit with mixer tap, and integrated appliances including Smeg oven, Smeg 4 Ring Hob Unit, Smeg extractor hood, Smeg dishwasher and Smeg Fridge Freezer.

**Bedroom 1 5.40m max 3.38m min x 3.10m**

Built in storage cupboard, two double built in wardrobes, electric panel heater, glazed double doors with external Juliet balcony and door to en-suite.

**En-suite Shower Room 2.04m max x 1.99m**

Large fully tiled shower cubicle, pedestal wash basin, WC, electric panel heater and towel rail.

**Bedroom 2 4.94m x 2.18m**

A large second bedroom with electric panel heater and double glazed window.

**Well Fitted Bathroom 2.78m x 2.18m**

Panelled bath, pedestal wash basin (both with tiling over), WC and electric panel heater.





## Outside

### **Allocated Parking**

There are car parking spaces to the front and rear of the apartments. 16 Grange Drive has an allocated parking space in the car park to the rear of the apartments.

### **Dustbin Store**

To the rear of the apartments

### **Communal Grounds**

The apartments have lawn surrounds shrubs and boundary fencing.

## General Information

### **Tenure**

The apartment is leasehold with 108 years remaining on the lease.

### **Ground Rent**

£100 per half year

### **Service Charge**

£101.96 per month

### **Management Company**

Mainstay, Whittington Hall, Whittington Road,  
Whittington, Worcester, WR5 2ZX  
01905 357 777  
mail@mainstaygroup.co.uk

### **Council Tax Band**

D

## **Fixtures and Fittings**

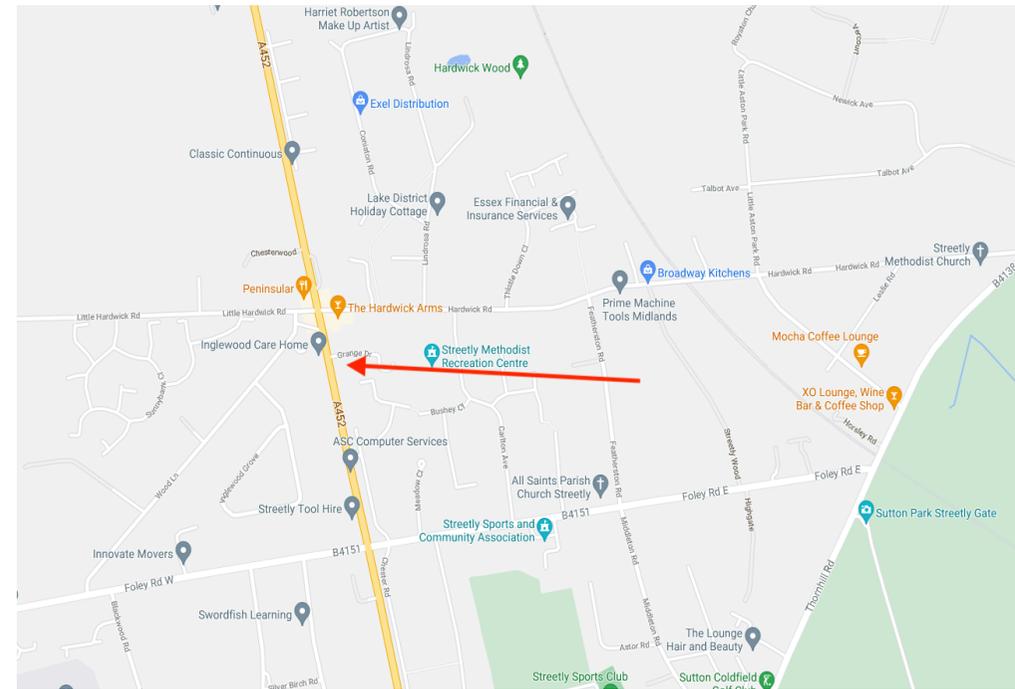
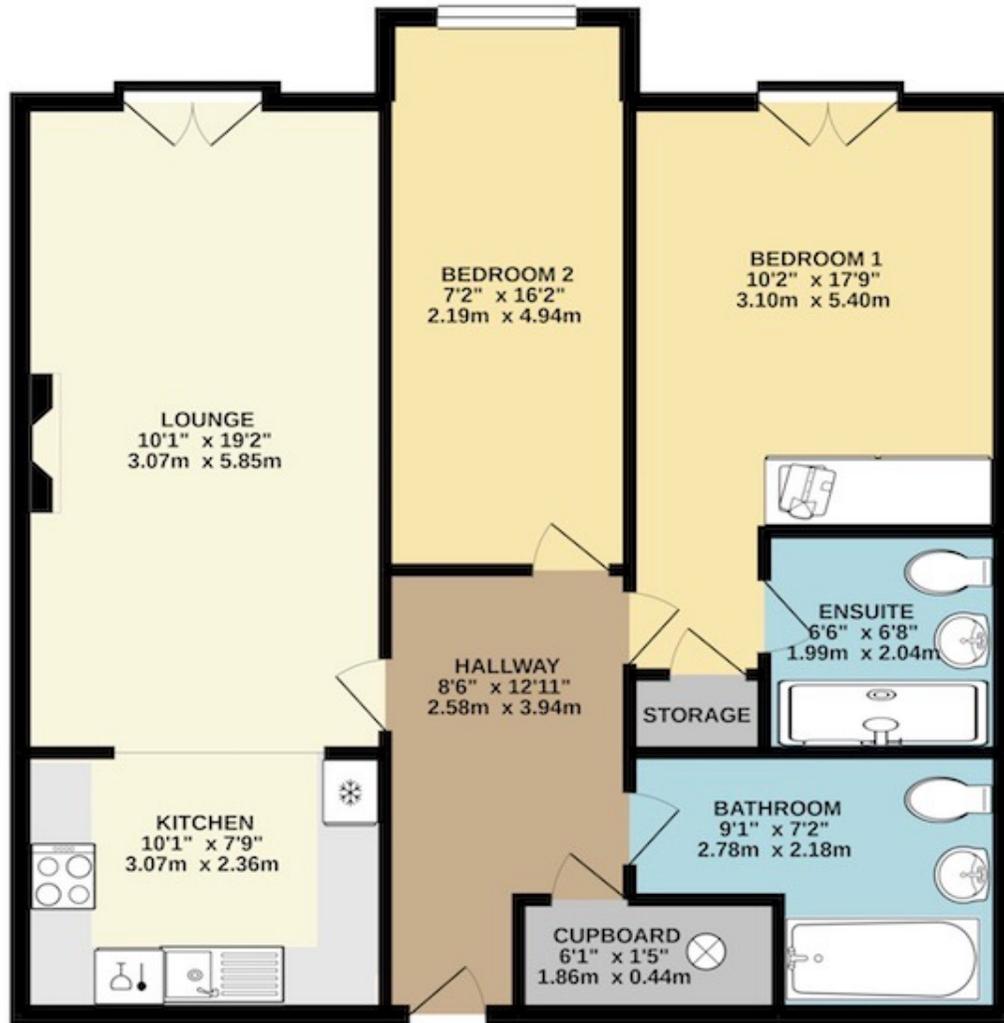
The carpets, curtains and blinds are included in the asking price. As mentioned above certain items of furniture and some of the paintings/artwork are also available to be purchased by separate negotiation.

## Viewing

To arrange to view this lovely apartment please call:  
07768 035 065 or 0121 353 6212  
Or email : mark.bentley@exp.uk.com







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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