

9 GRANGE DRIVE  
STREETLY  
SUTTON COLDFIELD  
B74 3DT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A generously sized, unfurnished ground floor apartment offering well-proportioned accommodation within a secure development. The property comprises an entrance hallway with storage, a bright lounge and dining room featuring French doors to a Juliette balcony, and a well-equipped open-plan kitchen. The principal bedroom benefits from built-in wardrobes and an ensuite shower room, alongside a second bedroom and family bathroom. Accessed via a secure communal entrance with well-maintained shared areas.

EPC Rating: C



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Day to day amenities can be found in Streetly village with a supermarket and a selection of restaurants. Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Rosemary Hill Road is within the catchment areas for both Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

This generously proportioned ground floor, rear-facing apartment offers well-balanced accommodation in a secure and well-maintained development, ideal for comfortable modern living.

Upon entering, a welcoming entrance hallway provides access to all principal rooms and benefits from both an airing cupboard and an additional storage cupboard.

The bright and spacious lounge and dining room serves as the heart of the home, featuring French doors which open onto a Juliette-style balcony, allowing for excellent natural light and a pleasant outlook.

The open-plan kitchen is thoughtfully designed and well-appointed with ample cabinetry, generous work surfaces, and a window providing natural light make this kitchen both practical and inviting. The principal bedroom is a comfortable retreat, benefitting from a private ensuite shower room. Bedroom two is well-proportioned and suitable as a guest room, home office, or additional bedroom. A modern family bathroom completes the internal accommodation.

### Distances

- Sutton Coldfield town centre – 3.5 miles
- Birmingham City Centre – 9 miles
- Birmingham International/NEC – 15.5 miles
- Lichfield – 10.5 miles
- M6 Toll (T3) – 5.0 miles
- M6 (J7) – 5.5 miles

(All distances are approximate)

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### Directions from Aston Knowles

Take Midland Drive to High St/A5127, Head north-east on Midland Drive towards Westhaven Road, Turn right towards Coleshill Street, Follow High Street/A5127 and King Edward Square to Anchorage Road, Turn right onto Anchorage Road, Take Streetly Lane, Drive towards Hardwick Road, Turning left onto Chester Road, and left again onto Grange Drive.

### Terms

Local Authority: Walsall

Tax Band: D

Average area Broadband speed: 67 Mbps

### Services

We understand that mains water, drainage, electricity and gas are connected.

### Fixtures and Fittings

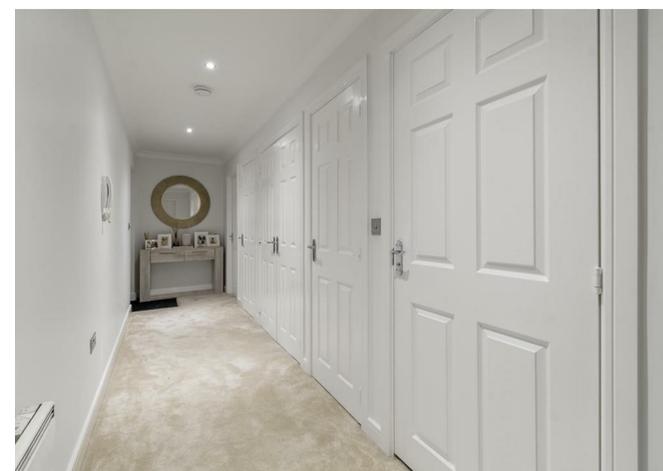
The property is unfurnished. Only those items mentioned in these particulars are to be included in the rental price. All others are specifically excluded but may be available by separate arrangement.

### Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield via 0121 362 7878.

### Disclaimer

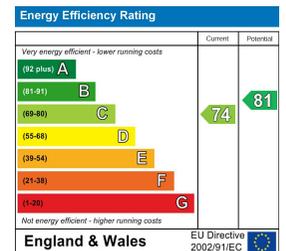
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be





guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken November 2025  
Particulars prepared February 2026



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