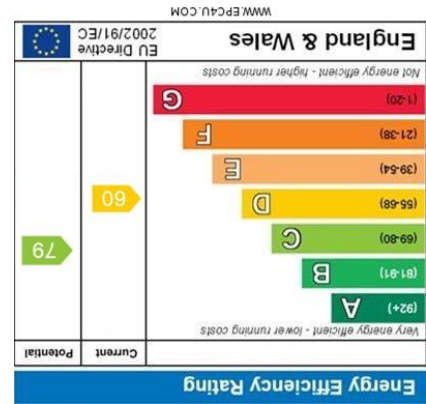


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- FIVE BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- LARGE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Goldieslie Road, Boldmere, Sutton Coldfield, B73 5PE

£900,000



Property Description

A beautifully presented detached property is now available for sale, ideal for families seeking a new home. This stunning property boasts a neutral decor throughout, creating a blank canvas for personalisation. With two spacious reception rooms, one featuring a charming fireplace and the other offering direct access to the garden, this home provides ample space for relaxation and entertainment. The property comprises five generous bedrooms, including a master bedroom with an en-suite bathroom and an abundance of natural light. Situated in a sought-after location with excellent public transport links, nearby schools, local amenities, and a peaceful atmosphere, this residence offers convenience and tranquillity. The kitchen features a kitchen island and a designated dining space, perfect for hosting family meals and gatherings. Additional features include a guest wc, garage, a driveway providing off road parking for multiple vehicles and a well-maintained two sectioned garden, providing outdoor space for leisure and recreation.

Don't miss the opportunity to make this wonderful property your new family home.

HALL 16' 8 max" x 8' 11 min" (5.08m x 2.72m) Providing access to both reception rooms, kitchen/dining room and stairs leading off.

RECEPTION ROOM 17' 5 max" x 11' 10" (5.31m x 3.61m) Carpeted and having double glazed bay window, gas fire, radiator, ceiling light and power points.

LIVING ROOM 18' 11 max" x 15' 3" (5.77m x 4.65m) Having double glazed bay window, two double glazed windows, log burner, ceiling light and power points.

KITCHEN/DINING ROOM 27' 2 max" x 18' 1" (8.28m x 5.51m) Having tiled flooring, double glazed French doors, double glazed sliding doors, double glazed window, a range of wall and base units, radiator, ceiling lights and power points.

UTILITY ROOM Having a range of wall and base units, double glazed window, radiator, ceiling lights and power points.

BOOT ROOM 14' 11" x 5' 9" (4.55m x 1.75m)

GUEST WC Having low level wc, wash basin, heated towel rail, double glazed window and ceiling light.

LANDING Providing access to all five bedrooms and family bathroom.

BEDROOM ONE 15' 9 max" x 15' 3" (4.8m x 4.65m) Carpeted and having double glazed bay window, radiator, ceiling light, power points and door to en suite.

EN SUITE Having walk in shower, low level wc, wash basin, heated towel rail, double glazed window and ceiling light.

BEDROOM TWO 17' 9 max" x 12' (5.41m x 3.66m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 13' 6" x 11' 4" (4.11m x 3.45m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 9' 10" x 9' (3m x 2.74m) Carpeted and having double glazed window, radiator, ceiling light and power points.



BEDROOM FIVE 9' 10" x 8' 11" (3m x 2.72m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 13' 2" x 5' 11" (4.01m x 1.8m) Having tiled flooring, double glazed window, walk in shower, separate bath, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE 15' 11" x 8' 11" (4.85m x 2.72m)

OUTSIDE The property sits behind a block paved driveway providing off road parking for multiple vehicles and to the rear is a spacious patio area whilst also benefiting from having a large two sectioned garden.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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