

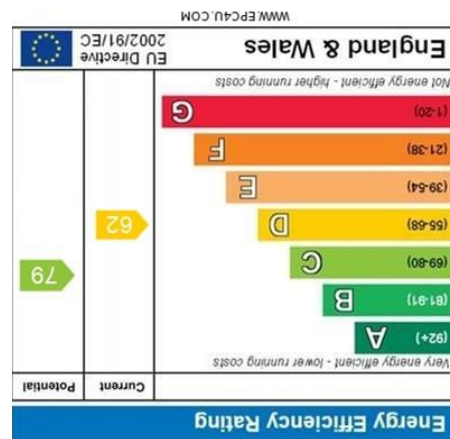
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- LUXURY FIVE BEDROOM LINK DETACHED RESIDENCE
- HIGHLY SOUGHT AFTER LOCATION
- LARGE OPEN PLAN KITCHEN EXTENSION
- SPACIOUS DRIVEWAY PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES



Goldieslie Road, Sutton Coldfield, B73 5PQ

£930,000





## Property Description

This stunning link detached property, is a testament to the perfect blend of style and comfort. Beautifully presented and neutrally decorated, the property enjoys an abundance of natural light, creating a warm and welcoming atmosphere that is immediately evident upon entry. The heart of the home is undoubtedly the open-plan kitchen. A true chef's delight, the kitchen is fitted with modern appliances and features a convenient island that doubles as a breakfast bar. Also, matching the island is a bespoke feature bar for the ultimate in entertaining. An adjoining dining space further enhances the appeal of this area. The space is filled with natural light, making it a lovely area to prepare meals and entertain guests. The house boasts five generously proportioned bedrooms, with the master bedroom being a standout feature. The master suite is spaciouly appointed and benefits from a luxurious en-suite bathroom and a walk-in closet. The property also offers a large reception rooms, providing ample space for entertaining and family living. The exterior of the property is just as impressive as the interior, featuring a private, well-maintained south facing garden. This outdoor space is perfect for families, providing a secure area for children to play, or for adults to relax and enjoy the peace and quiet, with the main feature being the large elevated walkout patio that extends from the house that would be perfect for entertaining guests. The location is particularly desirable, with excellent public transport links, respected schools, local amenities, and the beautiful Sutton Park all within a short distance. This property is perfect for families seeking a comfortable and stylish home in a quiet, convenient location.

Give us a call now to book your viewing!

PORCH 3' 7" x 7' 3" (1.09m x 2.21m)

ENTRANCE HALL 16' 9 max" x 8' 6" (5.11m x 2.59m) Providing access to living areas with stairs leading off.

LIVING ROOM 17' 9 max" x 13' 10" (5.41m x 4.22m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

OPEN PLAN KITCHEN/DINING ROOM 26' 7 max" x 31' 4 max" (8.1m x 9.55m) Having underfloor heating, kitchen island, two cookers, fridge, freezer, wine fridge, microwave, induction hob, Quooker tap, a range of wall and base units, roof lantern, bi folding doors to rear garden, ceiling light and power points.

SHOWER ROOM 5' 4" x 6' 6" (1.63m x 1.98m) Having walk in shower, low level wc, wash basin and ceiling light.

UTILITY 11' 3" x 7' 6" (3.43m x 2.29m)

LANDING Providing access to five bedrooms and family bathroom.

BEDROOM ONE 16' 11 max" x 12' 2" (5.16m x 3.71m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

DRESSING ROOM 8' 5" x 10' 4" (2.57m x 3.15m) Having fitted wardrobe space, double glazed window and ceiling light.

EN SUITE 4' 7" x 10' 4" (1.4m x 3.15m) Having walk in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 13' 10" x 12' 7" (4.22m x 3.84m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 11' x 10' 6" (3.35m x 3.2m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM FOUR 10' 11" x 10' 1" (3.33m x 3.07m) Vinyl flooring and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM FIVE 14' 6" x 7' 4 min" (4.42m x 2.24m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 2" x 14' 5" (1.88m x 4.39m) Having double glazed window, bath, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE Unmeasured as could not gain access.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OFFICE/HOBBY ROOM Solid brick built with multiple sockets and networked, natural light, currently used as an office but could be used as a study, hobby room or workshop.

LAND AT REAR Additional Remarks.  
There is a piece of land behind the gardens of the houses in Goldieslie Rd that is used by the Sellers as a garden.

Council Tax Band G - Birmingham City Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 11 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 - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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