

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* A beautifully presented detached bungalow
- \* Porch
- \* Generous lounge
- \* Modern fitted kitchen
- \* L shaped conservatory
- \* Inner hallway leading to two generous bedrooms and shower room
- \* Fore garden with lawn and driveway leading to garage
- \* Well Manicured rear garden with two garden sheds
- \* This is a retirement bungalow with a Scheme Manager
- \* Superb independent living with help if required



***2 Goldieslie Close, Sutton Coldfield, B73 5PS – Offers in the region of £375,000***

This is a stunning detached retirement bungalow situated beautifully on a cul-de-sac just off Goldieslie Road, Sutton Coldfield. The property is leasehold with an original 999 year lease, a scheme manager, residents lounge and support when required. The property offers a porch, spacious lounge with feature fire surround, stylish and modern fitted kitchen plus a p shaped conservatory that is heated and over looks the garden. There is an inner hallway off the lounge leading to two generous bedrooms, elegant shower room and a large walk in storage cupboard. Outside is a fore garden with lawn and driveway leading to the garage. To the rear is a beautifully manicured garden with paved and planted areas

Access is via: a lawned fore garden with driveway to side leading to garage front

Double glazed reception door into:

**PORCH** Having radiator, timber and glazed reception door into:

**LOUNGE 13'2" x 15'00"** Having double glazed bay window to front, coving to ceiling, stylish minster style fire surround and flame fire, radiator, door into inner hallway and door into:

**KITCHEN 8'6" x 11'9"** A lovely modern kitchen with a range of white units to include drawer, base and eye level units, work surfaces and tiling to splash backs, four ring induction hob with extractor hood over, fitted electric oven, white sink and drainer, grey toned flooring, double glazed window and door into rear

**CONSERVATORY** A super P shaped conservatory with double glazed window to glass roof, double glazed door to garden, radiator, timber effect floor, door into:

**GARAGE 15'00" x 8'3"** 'Please check suitability of this garage for your own vehicle' Electric up and over door, light and power, wall mounted gas central heating boiler

**HALLWAY** Having radiator, access to loft, door into linen cupboard with radiator and doors into:

**BEDROOM ONE 10'3" x 11'4"** An excellent double bedroom, double glazed window to front, coving to ceiling, radiator

**BEDROOM TWO 9'00" X 7'1"** Having double glazed window to rear, radiator

**SHOWER ROOM** A stylish shower room with large fitted shower cubicle with overhead shower and rinser, wash hand basin set into a vanity unit, close coupled WC, grey toned tiling to walls and floor, double glazed opaque window, chrome ladder style radiator/towel rail

**REAR GARDEN** A beautiful well manicured garden mainly paved with planted beds, large garden shed with power and light plus a second garden shed, gated access to front, outside tap





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:**  
**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

We have been informed by the vendors that the property is Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
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 As per sales particulars.  
 Recommended via Acres on 0121 321 2101.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

