



Goldieslie Close,  
Sutton Coldfield, B73 5PS

Offers in the Region Of £270,000

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Located within a popular and well-maintained retirement development for the over 60s, this attractive two-bedroom semi-detached bungalow offers comfortable, low-maintenance living in a highly convenient setting close to local amenities and public transport.

The property enjoys a favourable position within the development and benefits from an on-site manager, intercom system and use of a communal residents' lounge.

The accommodation is well arranged and includes a bright living room, fitted kitchen, two bedrooms and a contemporary shower room.

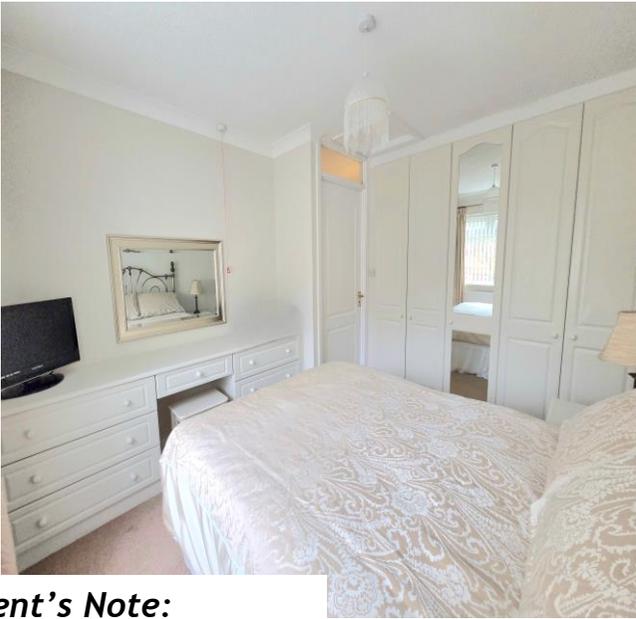
Outside, there is off-road parking along with a pleasant rear patio garden providing a private outdoor space.

Offered to the market with no onward chain, this appealing bungalow is strongly recommended for early viewing.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



# Property Specification



SUPERBLY LOCATED SEMI DETACHED TWO BED BUNGALOW OFFERED FOR SALE WITH VACANT POSSESSION - NO UPWARD CHAIN  
HIGHLY REGARDED RETIREMENT DEVELOPMENT  
WELL PROPORTIONED LIVING ROOM  
NO ONWARD CHAIN  
MODERN STYLE SHOWER ROOM

Entrance Hall  
Kitchen 2.96m (9'9") x 2.36m (7'9")  
Reception Room 4.54m (14'11") x 3.10m (10'2")  
Bedroom 1 3.42m (11'3") x 3.09m (10'2") max  
Bedroom 2 2.79m (9'2") x 2.41m (7'11")  
Shower Room 1.97m (6'6") x 1.73m (5'8")

## Viewer's Note:

Services connected: Gas, elec water and drainage  
Council tax band: D  
Tenure: Leasehold from 15th October 1988  
Ground Rent: £0  
Service Charge: £2808  
Restrictions: Age Over 60  
Other Charges: yes

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 9th February 2026

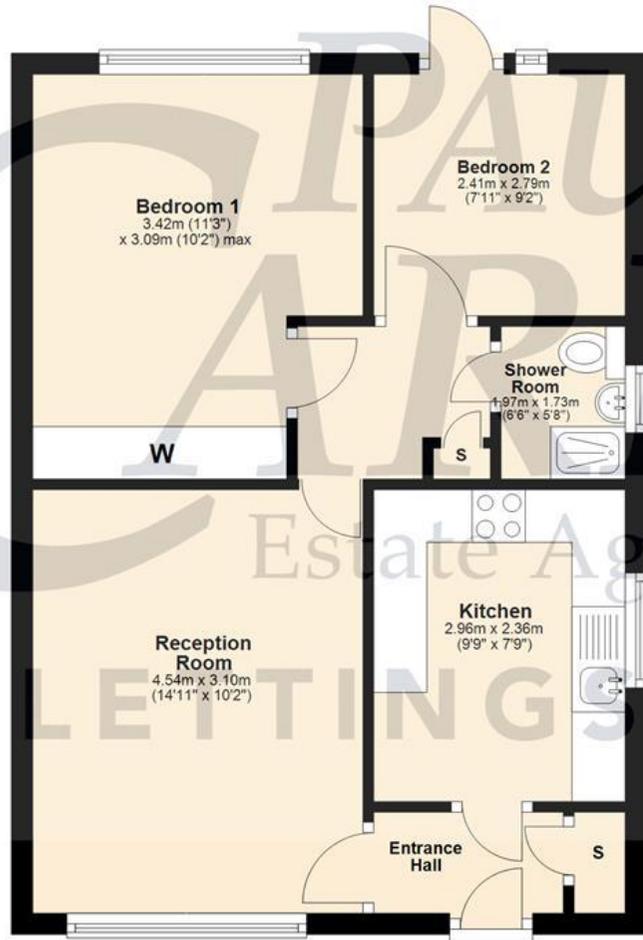
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# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

### Ground Floor



## Map Location

