24 GOLDIESLIE ROAD
SUTTON COLDFIELD
B73 5PQ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

The ground floor comprises an entrance porch and hall, drawing room, sitting room/snug, kitchen/dining room, utility room, WC/cloakroom and staircase to the first floor. The first floor offers a spacious landing, principal bedroom with en-suite shower room, second bedroom with en-suite and walk-in dressing room, two further bedrooms and a family bathroom.
Externally, the property features a distinctive rendered and exposed-brick façade with gabled frontage, a substantial block-paved foregarden providing extensive off-road parking, integral garage and gated side access. To the rear is a generous, private garden with a large paved entertaining terrace, steps leading to established lawns, mature hedging, trees, shrubs and planted borders, a central paved pathway and a substantial detached outbuilding.

EPC Rating: TBC

Approximate total floor area including the garage: 2406 Sq. Ft or 224 Sq. Meters.

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

The property benefits from being on the south side of Sutton Coldfield which has easy access into Birmingham which is approximately 6 miles away. There are excellent connectivity and access to a variety of amenities. Wylde Green train station is just a short distance away, offering convenient rail links for commuters direct into Lichfield Trent Valley and Birmingham New Street. Boldmere High Street, renowned for its charming boutique shops, cafes, and local eateries, is also within easy reach, providing a vibrant community atmosphere. Additionally, Sutton Coldfield town centre, with its extensive selection of high-street shops, fine dining restaurants, and leisure facilities, ensures that everything you need is right on your door step.

Schooling in the area includes Sutton Coldfield Grammar School for Girls, Bishop Vesey's Grammar School, Highclare School, Holland House Junior School and Plantsbrook School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Wyndley Leisure Centre and Sutton Park are conveniently nearby, offering an exceptional range of opportunities for recreation and relaxation. Wyndley Leisure Centre features state-of-the-art fitness facilities, including a gym, swimming pool, and sports courts, catering to all levels of fitness and interests. Sutton Park, one of the largest urban parks in Europe, provides an idyllic natural retreat with its expansive woodlands, open heathland, and picturesque lakes. Whether you enjoy cycling, jogging, or leisurely walks, the park's diverse landscapes offer endless possibilities for outdoor adventures. Together, these amenities enhance the area's appeal, making it ideal for those seeking an active and balanced lifestyle.

Description of Property

An impressive and particularly well-proportioned detached family residence, occupying a desirable position within this established residential setting and offering approximately 2,406 sq ft (224 sq m) of accommodation including the garage.

Retaining an appealing combination of traditional architectural character and versatile modern family accommodation, the property provides an exceptional amount of living space arranged over two floors, together with extensive off-road parking, an integral garage, substantial detached garden lodge and a beautifully established private rear garden.
The property is approached via a generous block-paved frontage, providing considerable parking and leading to the attractive principal entrance. The handsome elevations combine rendered and exposed-brick detailing beneath a traditional tiled roof, with a particularly attractive gabled frontage and prominent bay window creating an appealing first impression.
Internally, the accommodation is both spacious and versatile. The reception hall provides access to a number of well-proportioned living areas, including an elegant drawing room with feature fireplace and attractive bay window, together with a substantial family room overlooking the rear garden.

The kitchen/dining room forms a particularly light and sociable heart to the home, with an extensive range of cabinetry, contrasting work surfaces, integrated appliances and a central peninsular arrangement providing additional preparation and storage space. French doors open directly onto the rear terrace and garden, creating an excellent connection between the principal family accommodation and the outside space. A separate utility room and ground-floor cloakroom provide further practicality.

The first floor offers an excellent arrangement of four bedrooms, together with a useful dressing room, family bathroom and en-suite facilities. The principal bedroom benefits from an attractive bay window, fitted wardrobes and an en-suite shower room, whilst Bedroom Two has the additional benefit of a separate dressing room and en-suite. Bedroom three has a pleasant aspect over the garden and bedroom for includes useful fitted bedroom furniture and storage.

The family bathroom is particularly well appointed, incorporating a freestanding bath together with a separate glazed shower enclosure, wash basin and WC, whilst the en-suite facilities continue the same modern finish.

Externally, the property is particularly well served, with extensive off-road parking, an integral garage and useful side access.

To the rear lies a superbly established and private garden, featuring a generous paved terrace immediately adjoining the house, ideal for outdoor dining and entertaining. Beyond, a central paved pathway leads through well-maintained lawns, mature hedging, established shrubs and attractive planting, creating a peaceful and secluded outdoor environment.
Positioned towards the rear of the garden is a substantial detached timber garden lodge, providing a highly versatile additional space which could lend itself perfectly to use as a home office, gym, studio, games room or leisure space, subject to the purchaser's individual requirements.

Distances

- Sutton Coldfield town centre: 0.8miles
- Birmingham city centre:6 miles
- Lichfield town centre:10 miles
- Birmingham International/NEC :13 miles
- M6 (J6): 4 miles
- M6 Toll (T3): 5 miles
- M42 (J9): 8 miles

(Distances are approximate).

Directions from Aston Knowles

From Aston Knowles at 8 High Street, Sutton Coldfield, head north along the A5127/Lichfield Road towards Four Oaks. Continue through the Four Oaks area and turn towards Boldmere, following the road signs for B73. Continue along the local roads towards Goldieslie Road, then turn onto Goldieslie and continue until you reach number 24, which will be on the appropriate side of the road.

Terms

Tenure: Freehold
Local authority: Birmingham City Council
Council Tax band: G
Average area broadband speed: 150 Mbps. Full Fibre also available

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.









Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 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: September 2026
Particulars prepared: October 2026

Buyer Identity Verification Fee

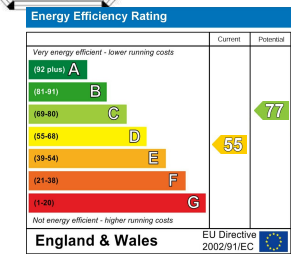
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file

ASTON KNOWLES

Goldieslie Road Sutton Coldfield B73 5PQ
Approximate Gross Internal Area
Total (Including Garage) = 2406 SQ FT / 224 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



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. 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com