

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Freehold detached bungalow
- Spacious and versatile accommodation
- Beautifully fitted modern kitchen
- Generous lounge/dining room
- Two well proportioned bedrooms
- Contemporary shower room
- Private and enclosed L shaped rear garden
- Garage offering excellent storage
- Internal viewing is highly recommended



GOLDIESLIE CLOSE, SUTTON COLDFIELD, B73 5PS - OFFERS AROUND £420,000

Situated within the highly sought after residential location of Goldieslie Close, this attractive freehold detached bungalow offers spacious and versatile accommodation, ideal for those seeking comfortable single storey living. Occupying a pleasant position within this quiet cul de sac, the property benefits from excellent access to a wide range of local amenities, including nearby shops, supermarkets, healthcare facilities and leisure amenities, making day to day living both convenient and enjoyable. The property has been thoughtfully improved and well maintained, featuring a newly fitted kitchen, modern shower room and generous living accommodation throughout. The impressive lounge/dining room provides an excellent space for relaxing and entertaining, whilst the private L shaped rear garden offers a peaceful outdoor retreat. With off road parking, garage facilities and excellent transport links providing easy access to Sutton Coldfield Town Centre and surrounding areas, this delightful bungalow presents a fantastic opportunity for a variety of purchasers.

Accessed via a block paved driveway and fronted by attractive decorative brick walls to both the front and side boundaries, complemented by a stoned fore garden incorporating a mature tree, creating an appealing and welcoming approach to the property.

ENTRANCE HALL: A wooden entrance door with obscure glazed panel inset opens into the entrance hall, featuring a radiator, newly laid wooden flooring, useful storage cupboard, loft access point, and doors leading to the accommodation.

KITCHEN: 10'11" x 10'00" A beautifully presented and newly fitted kitchen enjoying a double glazed window overlooking the front aspect. Fitted with a composite sink and drainer unit set into wood effect work surfaces with a range of matching base units, wall cupboards and drawers. Integrated oven with four ring gas hob and extractor canopy above, tiled splashback surrounds, designated space and plumbing for a washing machine, space for a fridge freezer, breakfast bar seating area, radiator, and laminate flooring throughout.

LOUNGE / DINING ROOM: 21'04"max/10'10" min x 16'11" max/10'10" min An impressive and generously proportioned open plan living space, ideal for both everyday family life and entertaining. Benefiting from double glazed windows to the front and rear elevations, together with double glazed patio doors providing direct access to the garden. The room offers ample space for both lounge and dining furniture, features two radiators, and is finished with newly laid wooden flooring throughout, creating a bright and contemporary feel.

BEDROOM ONE: 10'11" x 10'11" A spacious double bedroom positioned to the rear of the property, featuring a double glazed window, radiator, built in wardrobe, and ample space for a range of bedroom furniture. An archway leads through to a useful ensuite WC area comprising an obscure double glazed window to the rear, low flushing WC, hand wash basin set within a vanity unit, and access to a storage cupboard.

BEDROOM TWO: 11'04" x 7'08" A well proportioned second bedroom with double glazed window to the front elevation, built in wardrobe, radiator, and space for bedroom furnishings.

SHOWER ROOM: 7'9" x 5'5" Beautifully appointed with a contemporary suite comprising an enclosed corner shower cubicle, low flushing WC, and hand wash basin set within a floating vanity unit. Additional features include an obscure double glazed window to the rear, half tiled walls, tiled flooring, and a chrome effect ladder style heated towel radiator.

GARAGE: 19'6" x 8' Featuring an up and over garage door to the front and a door providing access to the rear garden. Offering excellent storage space and presenting potential for conversion to additional accommodation, subject to obtaining the necessary planning permissions and building regulation approvals.

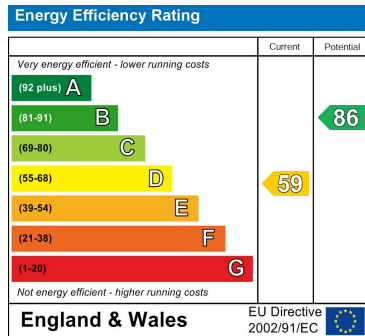
REAR GARDEN: A private and well maintained L shaped rear garden offering excellent outdoor space. A paved patio seating area is positioned to the side of the property, ideal for entertaining and al fresco dining. A block paved pathway extends from the front gate and winds around to the rear of the garage. The garden has a laid lawn and complemented by attractive planted borders containing a variety of shrubs and bushes. Newly installed fencing encloses all boundaries, creating a secure and secluded outdoor environment.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly 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.

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.