

FOR SALE



Goldieslie Close, Sutton Coldfield

2 Bedrooms, 1 Shower Room, Detached Bungalow 55 years & over

£360,000

MARTIN&CO



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2 Bedrooms, 1 Shower Room

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- DETACHED BUNGALOW
- 55 YEARS & OVER
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY

Martin and co are please to present this detached retirement bungalow for ages 55 and over, located in the heart of Sutton Coldfield. The property sits in a beautiful cul de sac location and is home to several retirement bungalows. Sutton Park and Gracechurch Shopping Centre nearby with local shops at Beeches Walk and further shops on Boldmere High Street.

This lovely bungalow is set behind a front garden with side driveway. A front door leads to the inner hallway with a door leading to the welcoming lounge a lovely room to relax in. There is a fitted kitchen with a range of wall and base units and further door leading onto the L shaped conservatory ideal for extended living and lovely views of the rear garden. Leading off the conservatory is a door to the side garage with eaves storage.

Continuing through the bungalow are two bedrooms that are accompanied by the modern shower room with three piece suite comprising shower cubicle, W.C. and wash basin.

The rear garden is a lovely feature of the bungalow and ideal for garden furniture.

This lovely bungalow needs to be viewed to be appreciated.





INNER HALLWAY

LOUNGE 15' 0" x 10' 8" (4.57m x 3.25m)

KITCHEN 11' 7" x 8' 5" (3.53m x 2.57m)

L SHAPED CONSERVATORY

BEDROOM ONE 13' 0" x 10' 1" (3.96m x 3.07m)

BEDROOM TWO 9' 0" x 7' 1" (2.74m x 2.16m)

SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m)

GARAGE 15' 6" x 7' 10" (4.72m x 2.39m)

FRONT & REAR GARDEN

GENERAL INFORMATION

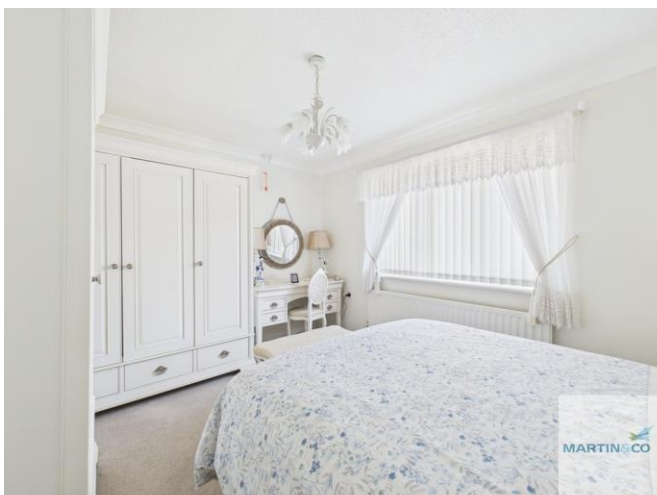
COUNCIL TAX BAND - D

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is LEASEHOLD with a term of 999 years from 18.10.88. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Sutton Coldfield

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.