



£590,000 Offers In Excess Of

Goldieslie Road, Sutton Coldfield, B73 5PG

Semi-Detached House | 4 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Larger Style Traditional Semi-Detached property
- Great location
- Beautiful rear garden
- Great schooling nearby
- Excellent transport links
- Integrated Garage
- Downstairs Shower Room

## Property Description

Great opportunity to acquire this charming 4 bedroom spacious house with 2 receptions, breakfast room and conservatory in Sutton Coldfield\*\*\*. Excellent location, near to amenities, transport links & good schools. Complete with traditional features and large gardens. Early viewing recommended.

## Main Particulars

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If you are purchasing for investment purposes we feel you would achieve £1500 per calendar month

Full description

Located in the sought after Royal Town of Sutton Coldfield, this attractive, large, 4 bed family home, offers spacious living space and briefly consists of two reception rooms, modern fully fitted kitchen, breakfast room, beautiful conservatory overlooking the mature garden, ground floor shower room, ample parking space on drive, garage and well established gardens. On the upper floor there are four bedrooms and a family bathroom. The property has many traditional features and is located on a tree lined street close to the local amenities of Beeches Walk.

The area is popular with commuters, having excellent transport links to Birmingham city centre, M6 motorway and neighbouring towns of Lichfield and Tamworth.

Sutton train station is just over a mile away and is on the Cross City line which links Redditch to Lichfield via New Street Station.

The area is extremely sought after by families due to its' excellent schools including the Sutton Coldfield Grammar school for Girls, Bishop Vesey Boys school and several independent schools.

For nature lovers, the extensive Sutton Park, a National Nature reserve, is one of the largest urban parks in Europe offering many outdoor activities. With 2400 acres of heathland, woodlands, seven lakes and wildlife including grazing cattle and wild ponies.. The park has been designated as a National Nature Reserve and has several eateries located near its lakes and beauty spots.

Early viewing is highly recommended for this lovely family home located in a superb location near to all amenities.

Tenure: - We are advised the property is Freehold but recommend that interested parties verify this information.

Council tax: E

EPC: D

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Front Garden

Block paved drive, lawn area with planted borders.

Hall

With access from the porch via a traditional front door and features such as coving and ceiling rose, this welcoming hallway leads to the stairs with wooden banister to the first floor and has useful understairs storage.

Loungew: 3.94m x l: 5.36m

With feature double glazed bay window & original fireplace with gas coal effect fire and radiator. This charming room has traditional features including picture rail, dado rail, coving & ceiling rose.

Dining: 3.63m x l: 3.94m

A spacious room to dine and entertain in. Complete with feature fireplace with gas coal effect fire, radiator, coving and ceiling rose. French doors lead to the conservatory

Conservatoryw: 3.25m x l: 4.65m

Beautiful conservatory with insulated roof, large full height windows offer views across the fabulous rear garden which is accessed via french doors.

Kitchenw: 3.05m x l: 3.35m

Modern fully fitted kitchen with high gloss units in on trend grey with breakfast bar.

Breakfast roomw: 2.36m x l: 2.16m

Partially tiled with radiator. Utility area housing washing machine.

Shower

With walk-in shower, sink in vanity unit, w.c

Bedroom 1w: 4.57m x l: 5.51m

A beautiful spacious room with fitted wardrobes, window seat in the bay

Bedroom 2w: 3.63m x l: 3.94m

Located to the rear with views over the garden. With radiator and built in cupboard.

Bedroom 3w: 2.74m x l: 3.05m

With fitted wardrobes, located to the front with glazed window and radiator.

Bedroom 4w: 3.07m x l: 2.69m

To the rear of the property with decorative fireplace and built-in cupboard.

Bathroom

With shower fitting over bath. basin in vanity unit. Tiled walls, towel rail and frosted window.

Rear Garden

Established garden with lawn, mature trees, planted borders and archways leading to separate garden area. Complete with decked sun area and blocked paved areas. Side access to the front.

Garage

Side integral garage with up and over door, side window. Housing boiler and with useful cupboard space.



Telephone: 0121 249 6207

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