



Goldieslie Close, Boldmere
Sutton Coldfield, B73 5PS

Offers in the Region Of £269,950

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Paul Carr Estate Agents are pleased to present this two-bedroom semi-detached retirement bungalow which enjoys a superb position in a charming and highly sought-after location, conveniently close to local shops and public transport links. Situated within a popular over-60s development, the property benefits from an on-site manager, intercom entry system, and access to a communal meeting lounge.

The well-appointed accommodation comprises a welcoming living room, fitted kitchen, wet room, and two bedrooms.

Externally, there is off-road parking together with an attractive rear garden and patio area.

Offered with no onward chain, early viewing is strongly recommended to avoid disappointment.

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

NO ONWARD CHAIN
SUPERBLY LOCATED SEMI DETACHED TWO BED
BUNGALOW
HIGHLY REGARDED RETIREMENT DEVELOPMENT FOR THE
OVER 60'S
CLOSE PROXIMITY TO LOCAL AMENITIES AND SUPERIOR
TRANSPORT LINKS
WELL PROPORTIONED LIVING ROOM



Entrance Hall
Kitchen 2.69m (8'10") x 2.50m (8'2")
Lounge 4.58m (15') x 4.15m (13'7")
Bedroom 1 3.12m (10'3") x 2.83m (9'4")
Wet Room 1.99m (6'6") x 1.70m (5'7")
Bedroom 2 2.76m (9'1") x 2.13m (7')
Conservatory 4.49m (14'9") x 2.71m (8'11")

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:

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Viewer's Note:

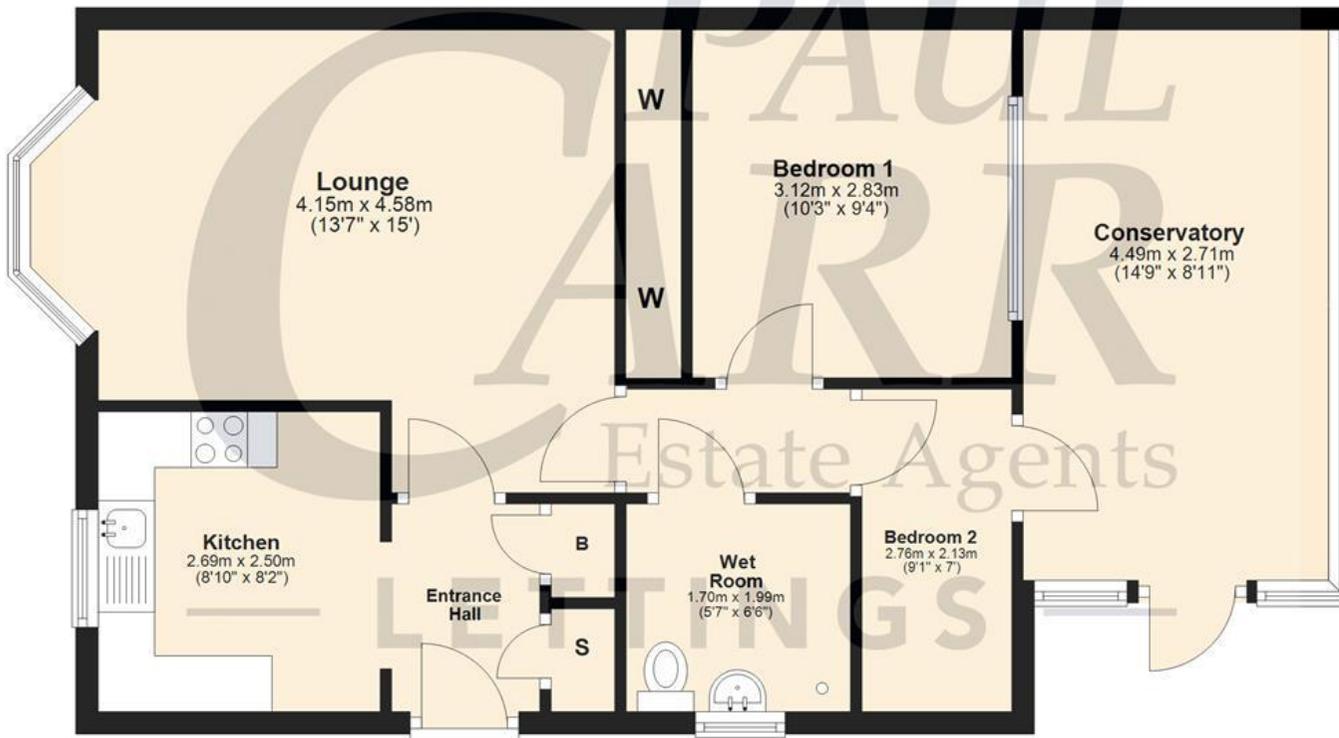
Services connected: ALL
Council tax band: D
Tenure: Leasehold - 999 years (less 3 days) from October 1988
Ground Rent: £0
Service Charge: £0
Restrictions: Age Over 60
Other Charges: YES

Floor Plan

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

Energy Efficiency Rating

Ground Floor



Map Location

