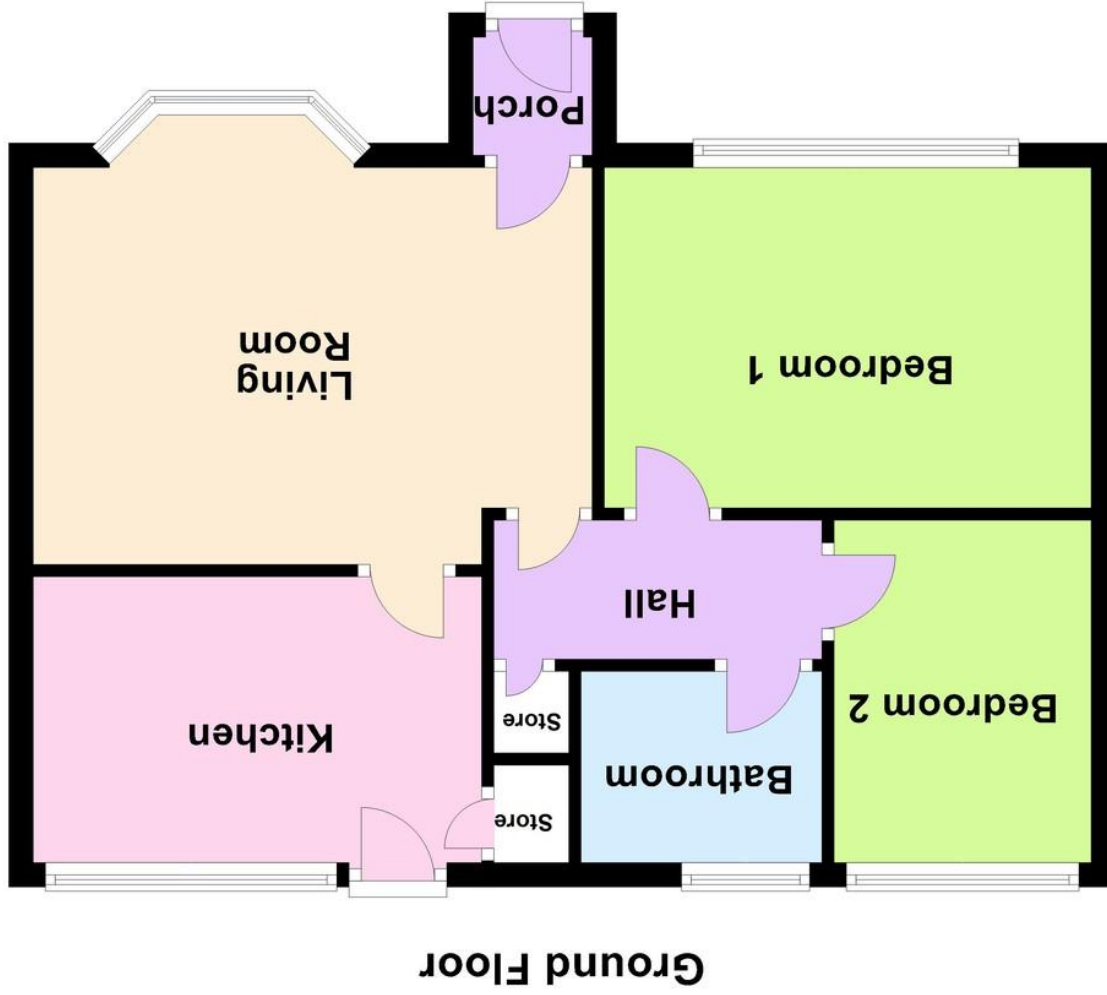


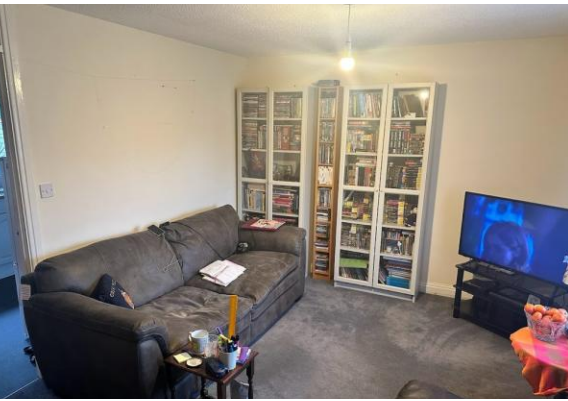
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyer.

Energy Efficiency Rating	
Current	Potential
60	88
England & Wales EU Directive 2002/91/EC www.epc4u.com Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Boldmere | 0121 321 3991



- RETIREMENT SEMI DETACHED BUNGALOW
- OVER 65'S POLICY
- 24 HOUR EMERGENCY RESPONSE
- TWO BEDROOMS, MASTER WITH BUILT IN

Goldieslie Close, Sutton Coldfield, B73 5PS

£250,000



Property Description

SEMI DETACHED TWO BEDROOM RETIREMENT BUNGALOW FOR THE OVER 60'S SET IN A MOST CONVENIENT QUIET CUL-DE-SAC offers 24hr emergency response, on site attendant and a community hall. This property also benefits from having off road parking and a rear garden. Please call us now to avoid disappointment.

ENTRANCE PORCH 3' 2" x 3' 3" (0.97m x 0.99m) With door into:-

LOIUNGE 10' 8" x 15' 1" (3.25m x 4.6m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN 8' 8" x 11' 9" (2.64m x 3.58m) Having a range of wall and base units with work surfaces over, double glazed window, double glazed French door, ceiling light, radiator and power points.

BEDROOM ONE 10' x 13' 1" (3.05m x 3.99m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 9' 2" x 7' 2" (2.79m x 2.18m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 8" x 6' 6" (1.73m x 1.98m) Having double glazed window, bath with overhead shower, low level WC, wash basin and ceiling light.



Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 968 years remaining. Service Charge is currently running at £185 per month and is reviewed (to be confirmed). The Ground Rent is currently running at £0 and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

