

# HUNTERS®

HERE TO GET *you* THERE

24 Goldieslie Road, Sutton Coldfield, B73 5PQ

Asking Price £900,000

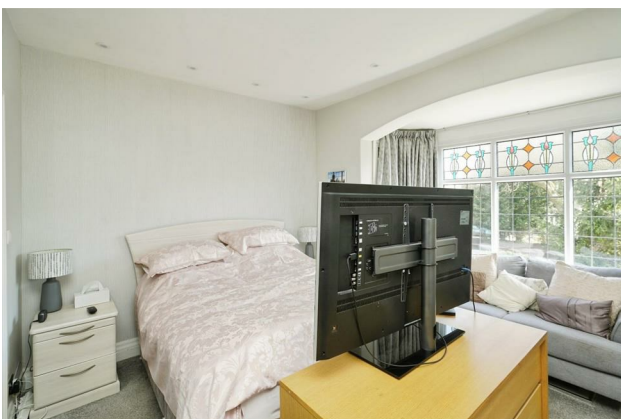
Property Images



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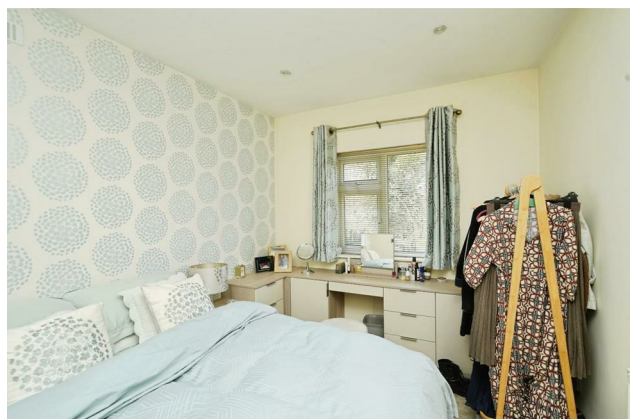
## Property Images



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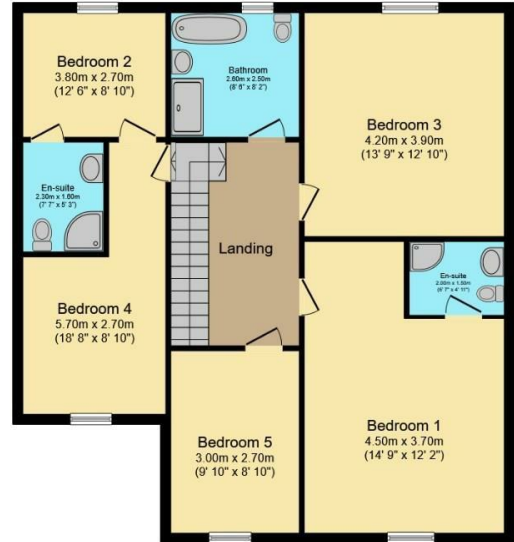
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 230.4 sq.m. (2,480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

A substantial five bedroom detached family home situated in a sought-after residential location, offering generous living accommodation, excellent versatility, and significant scope for further improvement.

The property is well laid out and provides spacious rooms throughout, making it ideal for modern family life. On the ground floor, there are two well-proportioned reception rooms, offering flexible space for both formal entertaining and relaxed family living. The kitchen is a good size with ample storage and workspace, complemented by a separate utility room for added convenience. A dedicated home office provides an ideal setup for remote working or study.

Upstairs, the property offers five bedrooms, well suited to larger families or those needing guest accommodation, along with family bathroom facilities.

A standout feature of the home is the impressive large garden room to the rear. This highly versatile space could be used as a home office, gym, cinema room, bar/pub, studio, or additional leisure space, depending on lifestyle needs.

Externally, the property benefits from a generous rear garden offering privacy and excellent outdoor space for entertaining, relaxation, or future landscaping.

Importantly, the property also benefits from approved planning permission for a rear extension, presenting an exciting opportunity to further enhance and potentially reconfigure the ground floor living space to suit individual requirements.

Overall, this is a fantastic opportunity to acquire a spacious and adaptable family home with strong potential to add value and create a bespoke forever home in a desirable location.

## Features

- Spacious Family Detached • Five Bedrooms • Approved Planning for Rear Extension • Large Garden • 2 En-Suites • Refitted Family Bathroom • Full of Potential • Council Tax Band G