



George Frederick Road,
Sutton Coldfield, B73 6TB

£325,000

Welcome to George Frederick Road, an extended semi detached family home situated on a popular residential road within Sutton Coldfield.

The ground floor comprises a welcoming porch leading to the entrance hall, with doors off to the extended kitchen and spacious through lounge/dining room, utility room, WC and a garage.

The first floor has three double bedrooms and a modern shower room. Internally the property is in good condition and the house has been well maintained, however some updating/modernisation may be an option for the purchaser.

The central heating boiler was replaced in December 2022.

To the front of the property is a paved multi-car driveway providing off road parking and access to the garage, and to the rear is a good size garden, with a patio area, laid to lawn, mature shrubbery and fenced borders.

Situated within close proximity of local schools (catchment areas should be checked), Sutton Parks 2400 national nature reserve and Princess Alice retail shops, the property would be an ideal purchase for a family.

The property also benefits by being sold with no upwards chain and internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

4' 7" x 5' 3" (1.40m x 1.60m)

Entrance Hall

12' 4" x 5' 6" (3.76m x 1.68m)

Lounge

13' 8" (into bay) x 10' 3" (4.16m x 3.12m)

Dining Room

10' 11" x 10' 4" (3.32m x 3.15m)

Kitchen

16' 0" (max) x 10' 10" (max) (4.87m x 3.30m)

Utility Room

10' 9" x 8' 11" (3.27m x 2.72m)

WC

4' 11" x 3' 3" (1.50m x 0.99m)

Garage

14' 2" x 8' 11" (4.31m x 2.72m)

First Floor Landing

6' 11" x 5' 11" (2.11m x 1.80m)

Bedroom One

13' 8" (into bay) x 9' 11" (4.16m x 3.02m)

Bedroom Two

10' 11" x 10' 4" (3.32m x 3.15m)

Bedroom Three

10' 6" (max) x 15' 8" (max) (3.20m x 4.77m)

Shower Room

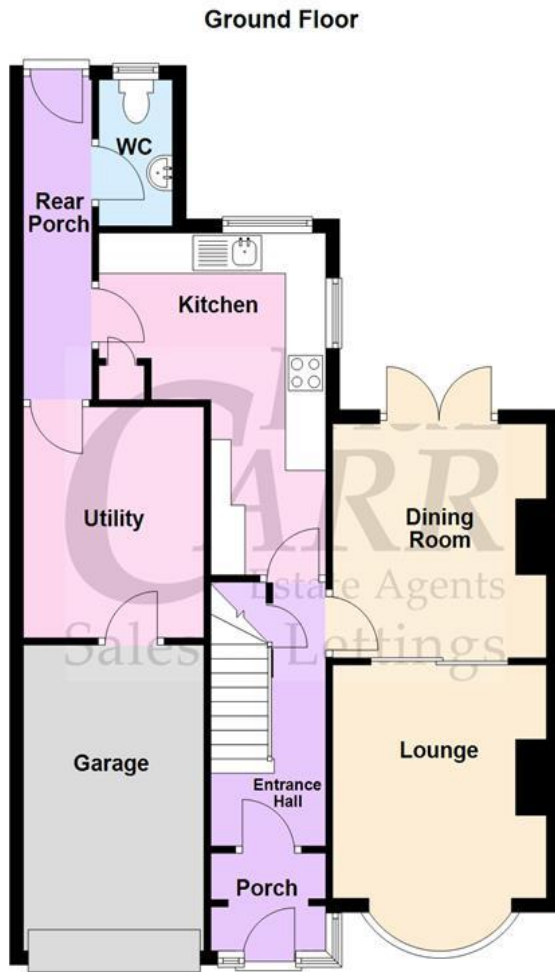
7' 3" x 5' 3" (2.21m x 1.60m)





Floor Plan

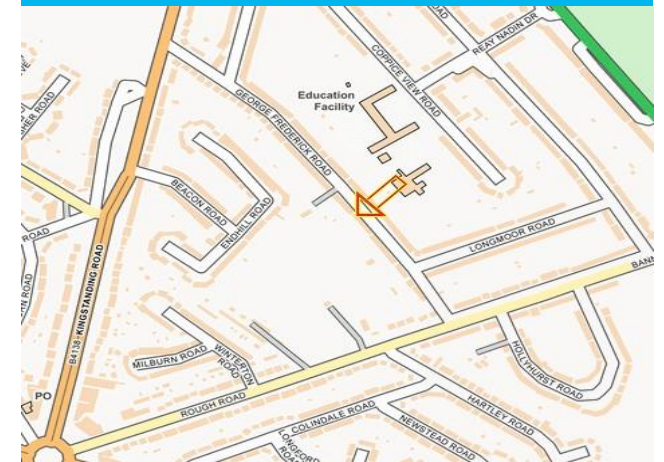
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location







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: 26th June 2024