



George Frederick Road,  
Sutton Coldfield, B73 6TD

**£325,000**

Paul Carr Estate Agents are delighted to bring to market this extended and spacious family home offers great potential and is a blank canvass for you to make your own. Being positioned conveniently for local schooling (catchments should be checked), amenities, bus route and Royal Sutton Park, this property should be top of your viewing list.

The accommodation comprises hallway with stairs to first floor landing and open plan access to an extended kitchen/diner/family room which has impressive views to rear garden and is fitted to comprise a range of base level units with work surface over. Completing the ground floor accommodation is a charming lounge with feature bay window to fore and double doors opening into the kitchen diner/family room.

On the first floor there are three bedrooms and family bathroom.

Outside is a charming, well screened rear garden being laid to lawn with patio area which makes an ideal location for entertaining and al-fresco dining. The property benefits from driveway, side garage, and further potential to extend subject to all relevant permissions being obtained.

**Viewing essential!**

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, Gas, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



**Porch**

**Entrance Hallway**

**Kitchen Diner/Family Room 20' 8" max x 17' 5" max (6.29m x 5.30m)**

**Lounge 11' 11" into bay x 11' 0" max (3.63m x 3.35m)**

**First Floor Landing**

**Bedroom 1 12' 6" max x 10' 10" max (3.81m x 3.30m)**

**Bedroom 2 13' 5" max x 11' 0" max (4.09m x 3.35m)**

**Bedroom 3 6' 2" x 6' 5" (1.88m x 1.95m)**

**Family Bathroom 6' 1" x 6' 4" (1.85m x 1.93m)**

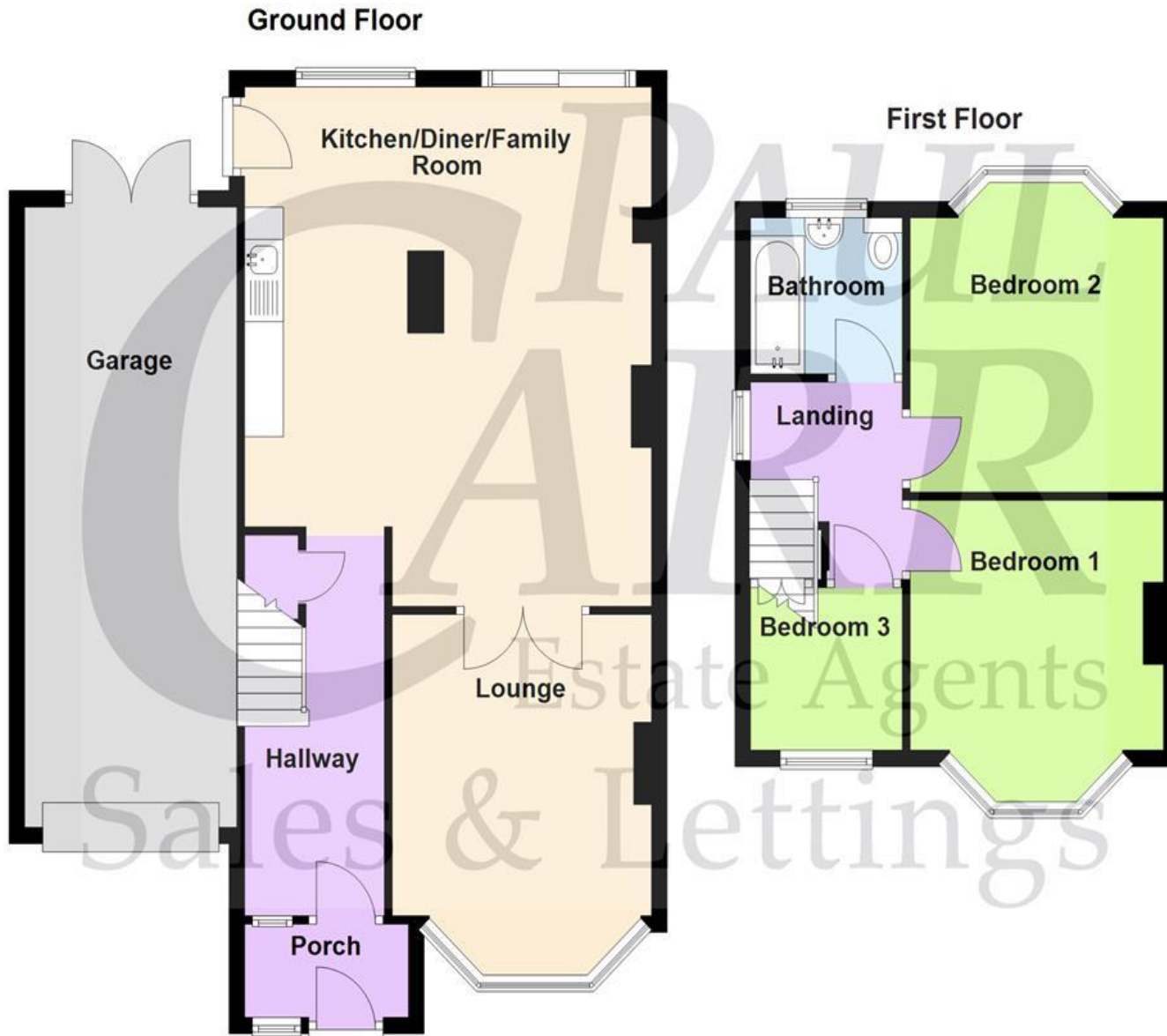
**Side Garage 24' 9" x 8' 11" (7.54m x 2.72m)**





# Floor Plan

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

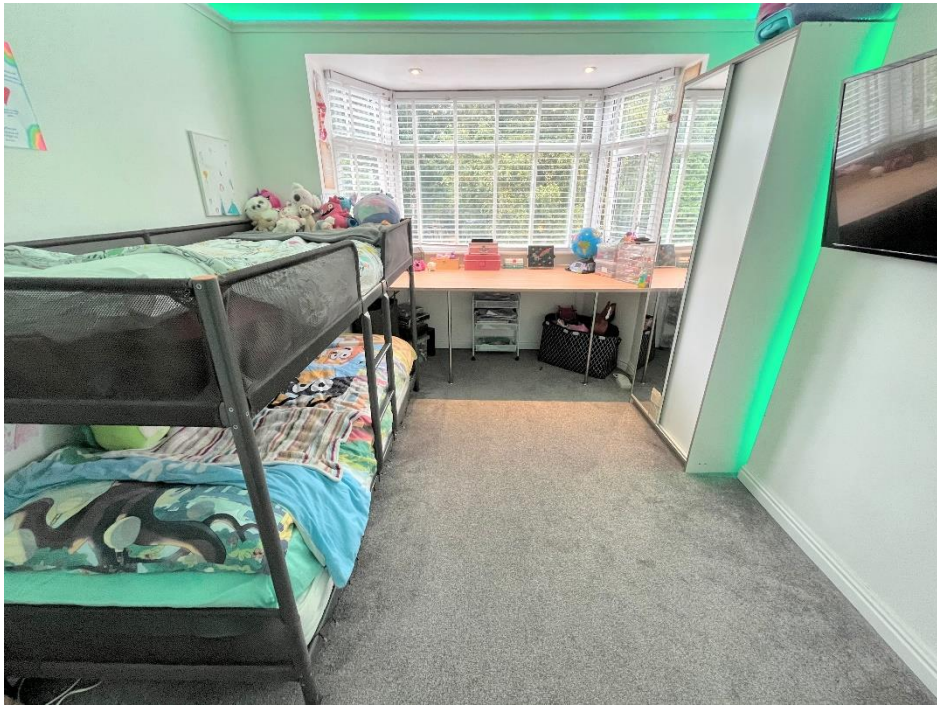


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	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: