



George Road,
Sutton Coldfield, B73 5AW

£260,000

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This well-presented traditional style semi-detached property occupies a most convenient and popular location set within close proximity of many sought after amenities including desirable shops, schools and transport links. The accommodation is accessed via an enclosed porch and hall with doors leading off to separate reception rooms, a conservatory, kitchen and side utility. To the first floor there are three bedrooms and a bathroom. Outside a driveway provides off road parking for vehicles whilst to the rear there is a beautiful garden along with the advantage of a garage with secure gated access.

WELL, PRESENTED TRADITIONAL STYLE SEMI-DETACHED

THREE BEDROOMS

SEPARATE LOUNGE AND DINING ROOM

CONSERVATORY WITH DOORS ONTO GARDEN

FITTED KITCHEN WITH SIDE UTILITY OFF

ATTRACTIVE REAR GARDEN

GARAGE TO REAR WITH SECURE ACCESS

CLOSE PROXIMITY TO SOUGHT AFTER SHOPS AND
TRANSPORT LINKS

MUST BE VIEWED EARLY TO AVOID DISAPPOINTMENT





Property Specification

**WELL, PRESENTED TRADITIONAL STYLE
SEMI-DETACHED
THREE BEDROOMS**

Hall

Lounge 3.91m (12'10") x 2.95m (9'8") max

Dining Room 2.95m (9'8") x 2.90m (9'6") max

Kitchen 2.04m (6'8") x 2.01m (6'7")

Utility 4.95m (16'3") x 1.36m (4'5") max

Conservatory

Bedroom 1 3.91m (12'10") x 2.95m (9'8") max

Bedroom 2 2.95m (9'8") x 2.90m (9'6")

Bedroom 3 1.89m (6'2") x 1.60m (5'3")

Bathroom

Agent's Note:

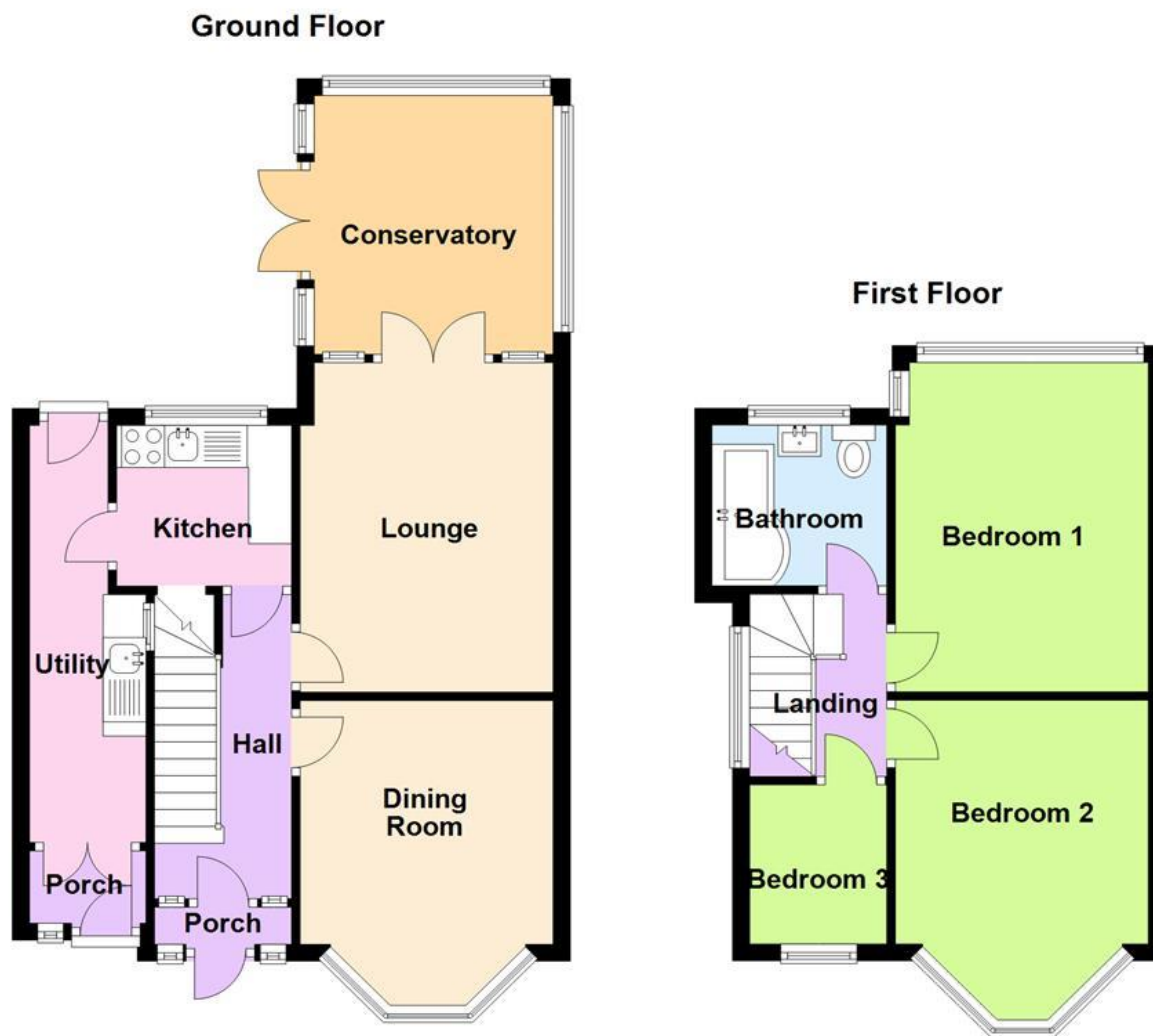
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th July 2023

Viewer's Note:

Services connected: Gas, Electric, Eater and Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

