



Connells

George Road
Sutton Coldfield

George Road Sutton Coldfield B73 5AN

for sale offers over
£375,000



Property Description

Connells are delighted to present this traditional 3 bedroom semi-detached house situated on a spacious corner plot with front to back lounge diner, kitchen diner, utility room and downstairs WC to the ground floor. The property is available with NO UPWARD CHAIN. To the first floor is a sizeable primary bedroom with two sets of fitted wardrobes and a further 2 double rooms with wardrobes to 1 and family bathroom. The home is in need of modernising throughout and holds huge potential with a sizeable corner plot and room to extend STPP and boasts ample parking front and rear. Viewing is highly recommended to appreciate all this property has to offer. Accessed via the main front door the property comprises

Entrance Porch

Entrance porch with double glazed windows to front and side and door to internal hall.

Entrance Hall

Internal hall with radiator to wall, stairs to 1st floor and door to rear internal hall

Internal Hall

With radiator, double glazed window, under stairs recess and walkway through to Living Room and Dining Room

Lounge-Diner

With 2 radiators, double glazed Bay window to front double glazed windows to rear and French doors to garden, Brick fireplace with gas fire installed

Dining Room

With double glazed window to the rear, door to utility room and walkway through to kitchen.

Utility Room

Base units with worktop over space and plumbing for washing machine and tumble dryer, wall-mounted Worcester CH boiler, radiator and double glazed window to front

Guest Wc

With low-level WC, wash hand basin, radiator and double glazed window to front

Kitchen

Fitted kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer, gas hob with cooker hood over, electric oven, space for freestanding fridge freezer, splashback tiling, double glazed windows to front and rear and double glazed door to garden.

First Floor Landing

With stairs from the ground floor, double glazed triangular window to the front and doors to:

Bedroom One

With radiator double glazed windows to front and rear and two sets of fitted wardrobes

Bedroom Two

With radiator and double glazed bay window to front

Bedroom Three

With radiator, loft hatch, double glazed windows to rear and fitted wardrobes

Bathroom

Partially tiled suite comprising bath with two taps and mains powered shower over, wash hand basin, low-level WC, radiator, storage cupboard and double glazed window to rear

Outside

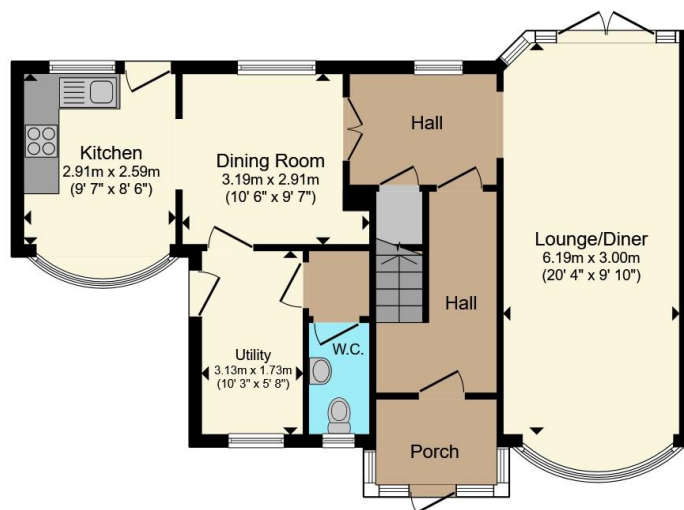
To the front is a block paved driveway.

To the rear is a sizeable garden with laid to lawn areas, paved patio areas, brick built detached garage with up and over door and side pedestrian door, shed, double gates to a side service road, outside tap and side gate access

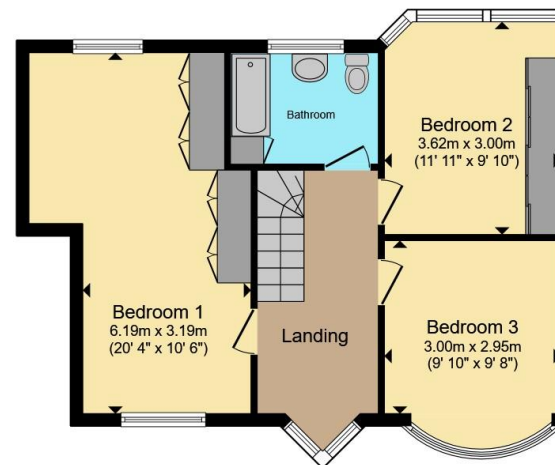








Ground Floor



First Floor

Total floor area 119.7 m² (1,288 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.propertybox.io

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311632



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311632 - 0003