



George Frederick Road,
Sutton Coldfield, B73 6TD

Offers Over £300,000

Situated on the popular George Frederick Road in Sutton Coldfield, this three-bedroom semi-detached home occupies a corner plot and offers excellent potential for buyers looking to modernise and create a long-term family home.

Conveniently located within close proximity to reputable local schools, public transport links and the vast Sutton Park National Nature Reserve, extending to approximately 2,400 acres.

The accommodation briefly comprises an entrance porch leading into the hallway, front lounge, rear dining room, rear kitchen, utility room, ground floor WC, ample storage cupboards and a large garage.

To the first floor there are two double bedrooms, a further single bedroom and a shower room.

Externally, the property benefits from a spacious driveway to the front providing ample off-road parking, together with a private and enclosed rear garden.

Offered for sale with no upward chain, the property also presents further scope to extend above the garage, subject to obtaining the necessary planning permissions.

Early viewing is recommended to appreciate the potential and convenient location on offer.

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: Mains 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**



Ground Floor Accommodation

Entrance Porch 6' 2" x 3' 1" (1.88m x 0.94m)

Entrance Hall 12' 10" x 5' 11" (3.91m x 1.80m)

Lounge 11' 11" x 10' 11" (3.63m x 3.32m)

Dining Room 12' 11" (max) x 10' 4" (3.93m x 3.15m)

Kitchen 13' 7" x 7' 3" (max) (4.14m x 2.21m)

Utility Room 8' 9" (max) x 7' 10" (max) (2.66m x 2.39m)

WC

Garage 20' 1" (max) x 18' 6" (max) (6.12m x 5.63m)



First Floor Accommodation

Bedroom One 12' 9" x 10' 6" (3.88m x 3.20m)

Bedroom Two 12' 7" x 10' 6" (3.83m x 3.20m)

Bedroom Three 6' 6" x 5' 11" (1.98m x 1.80m)

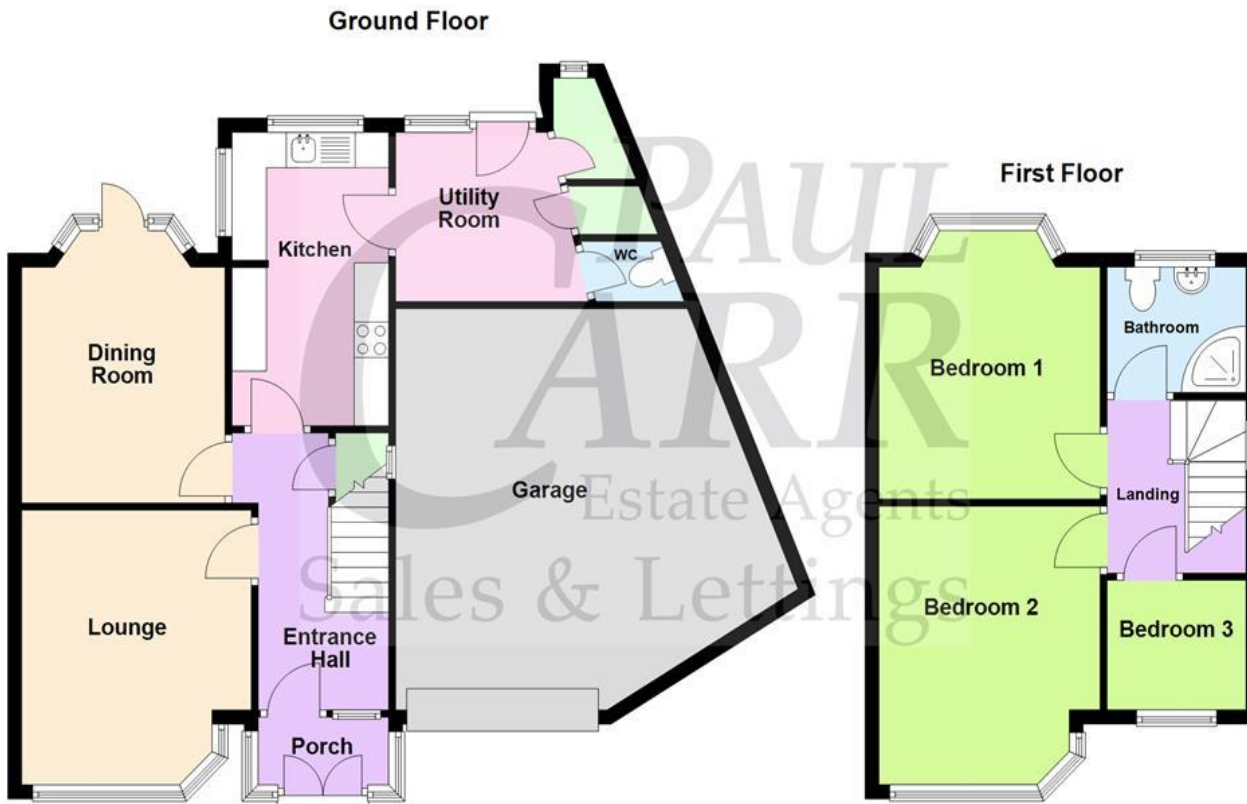
Shower Room 5' 10" x 6' 6" (1.78m x 1.98m)





Floor Plan

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

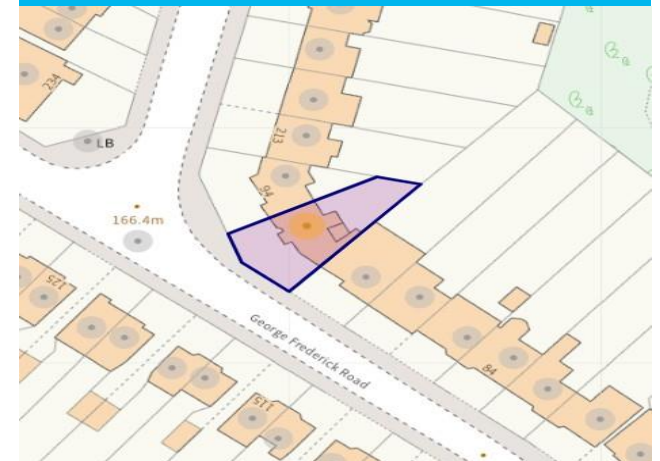


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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: 18th May 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED