



Connells

George Road
Sutton Coldfield



Property Description

Connells are proud to introduce this immaculately presented 3 bedroom family home, with extended downstairs living space and the most beautiful rear garden with large garage space. Situated just 1 mile from Boldmere High Street and a short 0.3 mile walk to Princess Alice Retail Park, this property is superbly located and offers a host of local amenities, such as popular bars, restaurants and high street shops. Also offering great main road and transport links with multiple bus stops nearby, as well as being central to multiple sought-after primary and secondary schools in the area. Everything about this property has been thoughtfully designed inside and out, starting with the fabulous front cobble imprinted driveway and garden with water features, before leading into an impressive downstairs space inside. The spacious open plan living dining room is flooded with natural light from the bay windows to the front and conservatory to the back. A recently renovated kitchen space adds to the modern living this property offers, before heading out into the beautifully landscaped south facing rear garden with large garage and stunning koi pond to the rear. Upstairs offers 3 bedrooms, 2 of which being generously sized double rooms with large windows adding to the brightness of the home. A relatively new roof and recently refitted, fully tiled family bathroom excellently compliments the house. Viewings at this property come highly recommended.

Lounge Diner

22' 6" x 9' 7" (6.86m x 2.92m)

Stunning open living space, currently

separated into lounge and dining area. With gas fireplace, 2 radiators to the wall and superbly decorated throughout, also having double glazed door into the conservatory

Kitchen

12' 10" x 9' 3" (3.91m x 2.82m)

Beautifully designed modern fitted kitchen, with integrated appliances, ample storage units and laminate work surfaces. Having electric hob and oven underneath, with filter hood over. Space for free standing fridge freezer, radiator to wall and double glazed back door to rear garden.

Conservatory

9' 7" x 8' 6" (2.92m x 2.59m)

Accessed via the living room through double glazed door, having modern wooden flooring throughout, stunning patterned windows, second double glazed door to back garden and double glazed surround.

Utility / Guest Wc

9' 1" x 5' 9" max (2.77m x 1.75m max)

Handy utility room with space for washing machine and tumble drier, also having extra storage cupboard space. Downstairs guest WC also features in this room, with low flush toilet and sink with unit. Radiator to wall and window to front.

Bedroom 1

12' 5" x 9' 7" max (3.78m x 2.92m max)

Lovingly designed main bedroom with stunning viewing windows overlooking the rear gardens, allowing natural light to flood

the room. Space for large free-standing wardrobes and bed side units and radiator to wall.

Bedroom 2

10' 8" x 9' 7" max (3.25m x 2.92m max)

Great sized second double bedroom, front facing over driveway with bay windows, having space for free standing wardrobes and curved radiator in bay.

Bedroom 3

7' 2" x 6' 7" (2.18m x 2.01m)

Third bedroom currently used as office space, having feature window overlooking the driveway, radiator to wall and being well decorated throughout.

Family Bathroom

Fully tiled, modern fitted bathroom featuring bathtub with shower over, low flush toilet and sink with cupboard surround, radiator to the wall and frosted window to the rear.

Hallway

A warm, welcoming hallway with access to all lower level rooms, staircase and understairs storage cupboard

Landing

With access to all upstairs rooms and window to the side allowing for natural light

Rear Garden

The most beautiful, landscaped south facing

rear garden with patio area for garden furniture, leading onto a well established lawn with planted surround and koi pond towards the back. At the back of the garden features the garage and a space to the side for storage and a shed

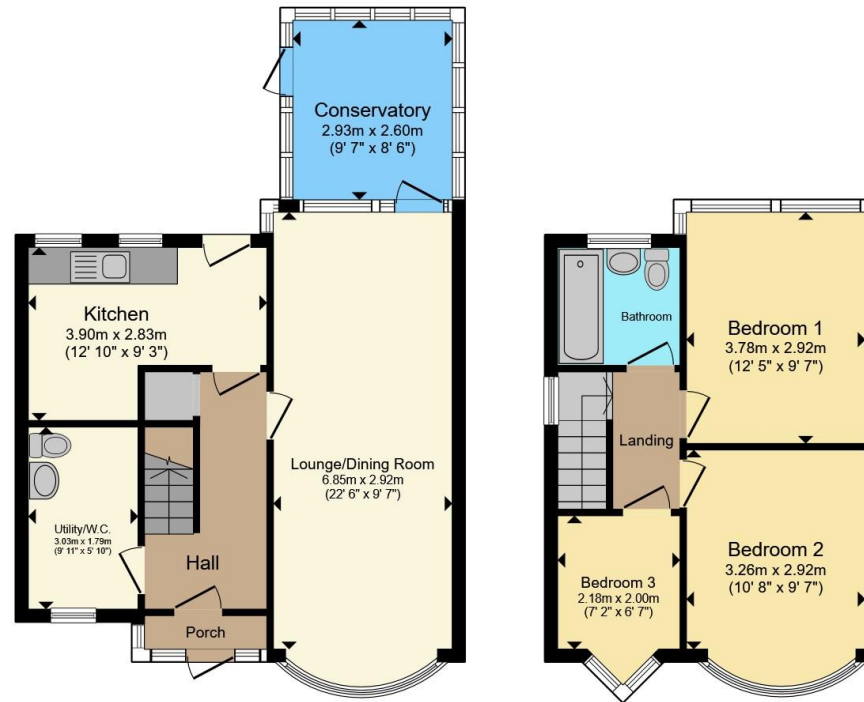
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Ground Floor

First Floor

Total floor area 91.2 m² (981 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



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311665



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