



George Frederick Road,
Sutton Coldfield, B73 6TE

Offers Over £350,000

Situated on George Frederick Road in Sutton Coldfield, this extended three-bedroom semi-detached home offers well-proportioned accommodation suited to modern family life. Reputable local schools, public transport links and everyday amenities are all close by, while King George's Playing Fields and Sutton Park provide plenty of outdoor space to enjoy. The property would make an appealing purchase for a young family or first-time buyers looking for a home with room to grow.

A two-storey extension to the rear has added valuable space on both floors. The ground floor begins with an entrance porch and hallway, leading through to a spacious lounge. At the rear of the house, the open-plan kitchen and dining room provides a welcoming space for cooking, family meals and entertaining, with room for a dining table. A separate utility room and ground-floor WC add everyday practicality.

The first floor offers two double bedrooms and a third bedroom currently arranged as a nursery. This room could also work well as a home office or guest bedroom, depending on the buyer's needs. The principal bedroom is particularly appealing, with an attractive vaulted ceiling that gives the room a greater sense of height and character. It also benefits from an en-suite shower room. An extended, modern family bathroom completes the first-floor accommodation.

Outside, the driveway provides off-road parking to the front, alongside a shared area with the neighbouring property. To the rear is a private garden with space to relax and enjoy time outdoors. The garden also features a versatile room, currently set up as a bar, which offers a useful additional space for entertaining or hobbies.

With its extended layout, flexible accommodation and convenient location, this is a home that deserves to be seen in person. Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

4' 9" x 3' 4" (1.45m x 1.02m)

Entrance Hallway

12' 6" x 5' 10" (3.81m x 1.78m)

Lounge

21' 11" x 10' 9" (6.68m x 3.27m)

Kitchen/Dining Room

17' 2" (max) x 16' 8" (max) (5.23m x 5.08m)

Utility Room

12' 2" x 4' 10" (3.71m x 1.47m)

Ground Floor WC

3' 1" x 2' 0" (0.94m x 0.61m)

First Floor Landing

Bedroom One

12' 11" x 10' 11" (3.93m x 3.32m)

En-suite

6' 0" x 8' 6" (1.83m x 2.59m)

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three/Study

6' 0" x 6' 0" (1.83m x 1.83m)

Family Bathroom

10' 0" x 5' 11" (3.05m x 1.80m)

Garden Room

21' 6" x 10' 4" (6.55m x 3.15m)







Floor Plan

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



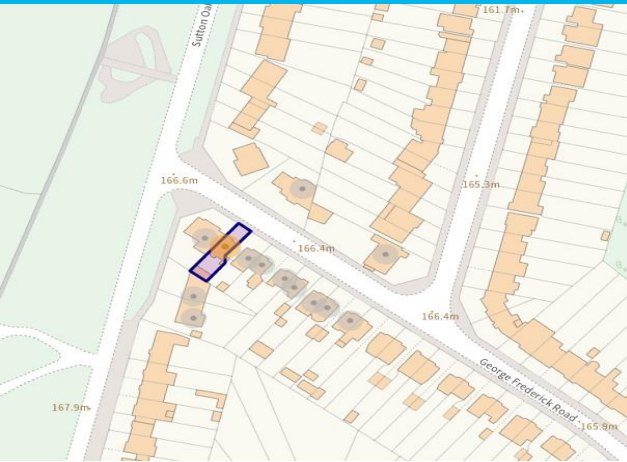
Total area: approx. 103.5 sq. metres (1114.5 sq. feet)

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	70 C	80 C
55-68	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: 25th September 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.