



George Frederick Road,
Sutton Coldfield, B73 6TD

£325,000

Paul Carr Estate Agents are delighted to present this beautifully presented and thoughtfully extended two-bedroom semi-detached family home. Originally designed as a three-bedroom property, it has been reconfigured to create two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room.

Set back from the road behind a driveway, the property is approached via an enclosed porch. Inside, you are welcomed into an impressive open-plan ground floor that offers modern, versatile living. The spacious lounge features an attractive fireplace and flows seamlessly into the dining area and contemporary fitted kitchen. The kitchen is well equipped with a range of wall, base and drawer units, an integrated oven, hob and extractor hood, along with a sink unit and ample worktop space.

To the rear, a bright and inviting sitting area enjoys stunning views over the garden, with bi-fold doors opening onto a delightful patio, creating the perfect indoor-outdoor living space. Leading from the sitting room is a practical utility room with a side window, fitted base units, and space and plumbing for a washing machine.

A convenient guest WC, complete with a low-level WC and wash hand basin, is accessed from the utility room.

The first floor is reached via a striking spiral staircase. The generous principal bedroom overlooks the rear garden, features fitted wardrobes, and benefits from a modern en-suite shower room with a walk-in shower and complementary tiling.

A further spacious double bedroom is situated at the front of the property, along with a well-appointed family bathroom comprising a bath with shower over, low-level WC, wash hand basin, and complementary wall tiling.

The rear garden is undoubtedly one of the property's standout features.

Beautifully maintained and enjoying a private aspect, it offers multiple patio seating areas, including one directly outside the bi-fold doors, as well as a generous lawn surrounded by mature planting. Perfect for family life, entertaining guests, al fresco dining, or simply relaxing in the sunshine, this wonderful outdoor space provides a peaceful retreat to enjoy throughout the year.

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



Ground Floor Accommodation

Open Lounge/Diner/Kitchen Area 22' 5" max x 17' 8" max
(6.83m x 5.38m)

Utility Room 8' 5" x 6' 5"
(2.56m x 1.95m)

Guest WC 6' 3" x 3' 0"
(1.90m x 0.91m)

First Floor Accommodation

Bedroom One 14' 1" max x 11' 0" max
(4.29m x 3.35m)

En-Suite Shower Room (Formerly Bedroom 3) 6' 3" x 5' 6"
(1.90m x 1.68m)

Bedroom Two 11' 8" x 9' 11" to wardrobes
(3.55m x 3.02m)

Bathroom 7' 6" x 5' 4"
(2.28m x 1.62m)

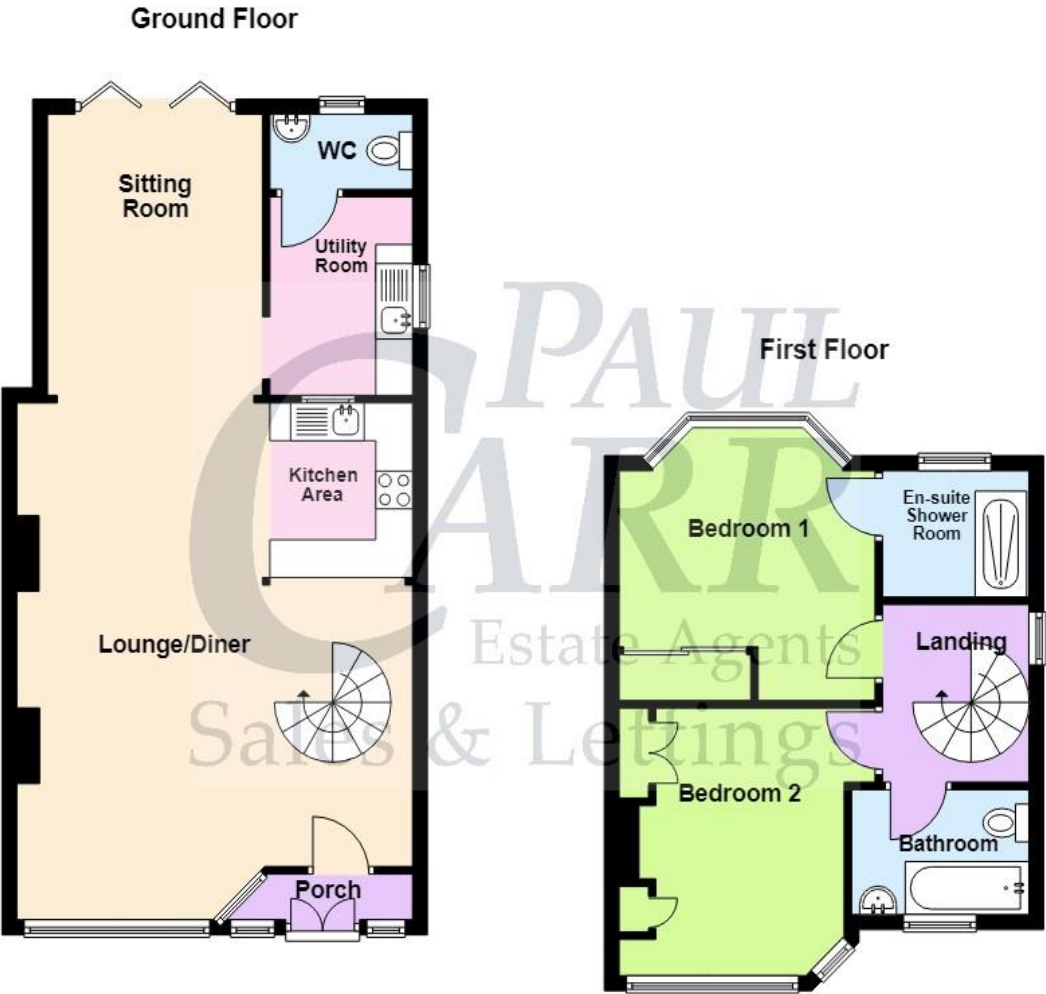






Floor Plan

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



Total area: approx. 1.4 sq. metres (14.8 sq. feet)

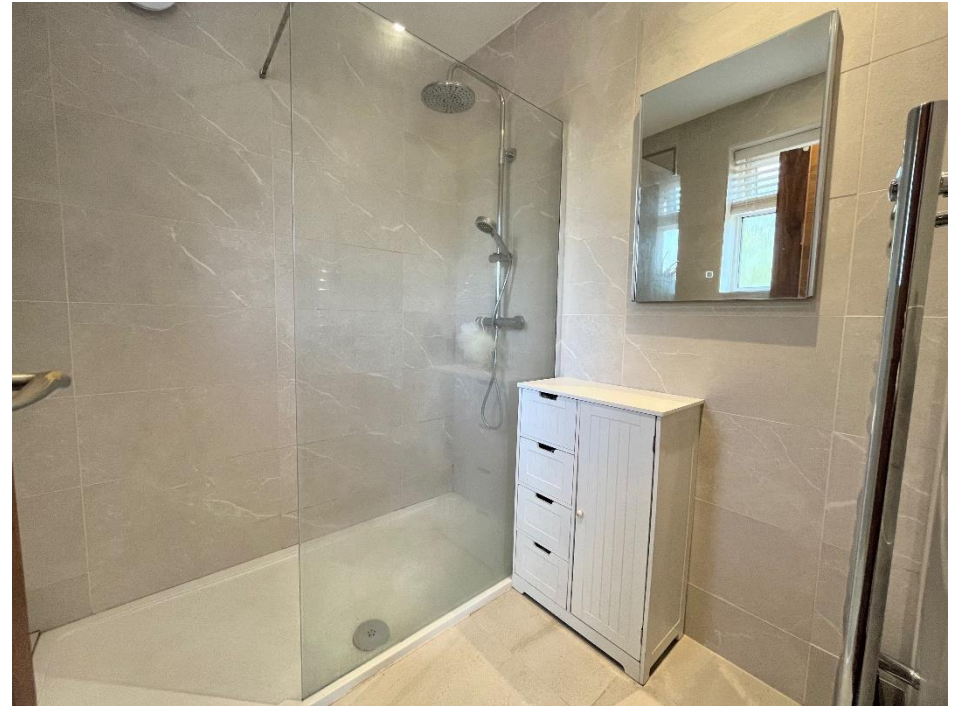
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

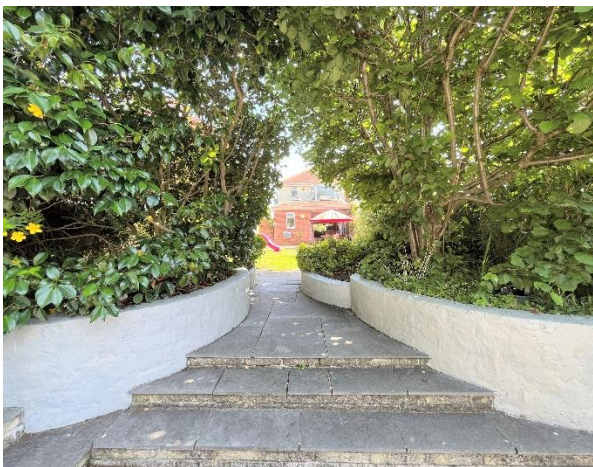
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 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: 4th August 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.