Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

George Frederick Road, Sutton Coldfield, B73 6TA

Offers Over £365,000

An immaculately presented and beautifully modernised three bedroom semi detached family home, ideally situated within close proximity to the Banners Gate entrance of Sutton Park National Nature Reserve. Finished to a high standard throughout, the property offers spacious and versatile accommodation and would be perfect for buyers looking for a home ready for immediate occupation.

Approached via a driveway providing off road parking and access to the garage, the accommodation begins with an enclosed entrance porch leading into a welcoming hallway. The ground floor features a spacious open plan lounge and dining room, with a bay window to the front and access into the rear conservatory. There is also a modern fitted kitchen with a range of integrated appliances and direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms, with both principal bedrooms benefiting from fitted wardrobes. A recently upgraded family bathroom completes the accommodation, comprising a bath with overhead shower, low flush WC, stylish LED illuminated mirror and modern contemporary wall tiling.

Externally, the property enjoys a private and enclosed rear garden with a paved patio area and lawn, providing an ideal space for outdoor entertaining and family use. A substantial multi-purpose garden room offers excellent additional space and could be used as a home office, gym, studio or entertainment room.

Further benefits include an integral garage, off road parking and a high standard of presentation throughout.

Early internal viewing is highly recommended to fully appreciate this wonderful family home.

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

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Accommodation

Porch
5' 11" x 3' 5" (1.80m x 1.04m)

Entrance Hall
11' 9" x 6' 5" (3.58m x 1.95m)

Lounge
14' 0" x 10' 11" (4.26m x 3.32m)

Dining Area
11' 7" x 10' 11" (3.53m x 3.32m)

Kitchen
11' 7" (max) x 12' 10" (max) (3.53m x 3.91m)

Conservatory
9' 5" x 9' 3" (2.87m x 2.82m)

Garage
15' 4" x 6' 0" (4.67m x 1.83m)

First Floor Landing

Bedroom One
14' 3" (into bay) x 10' 11" (max) (4.34m x 3.32m)

Bedroom Two
11' 6" x 10' 11" (max) (3.50m x 3.32m)

Bedroom Three
6' 10" x 6' 5" (2.08m x 1.95m)

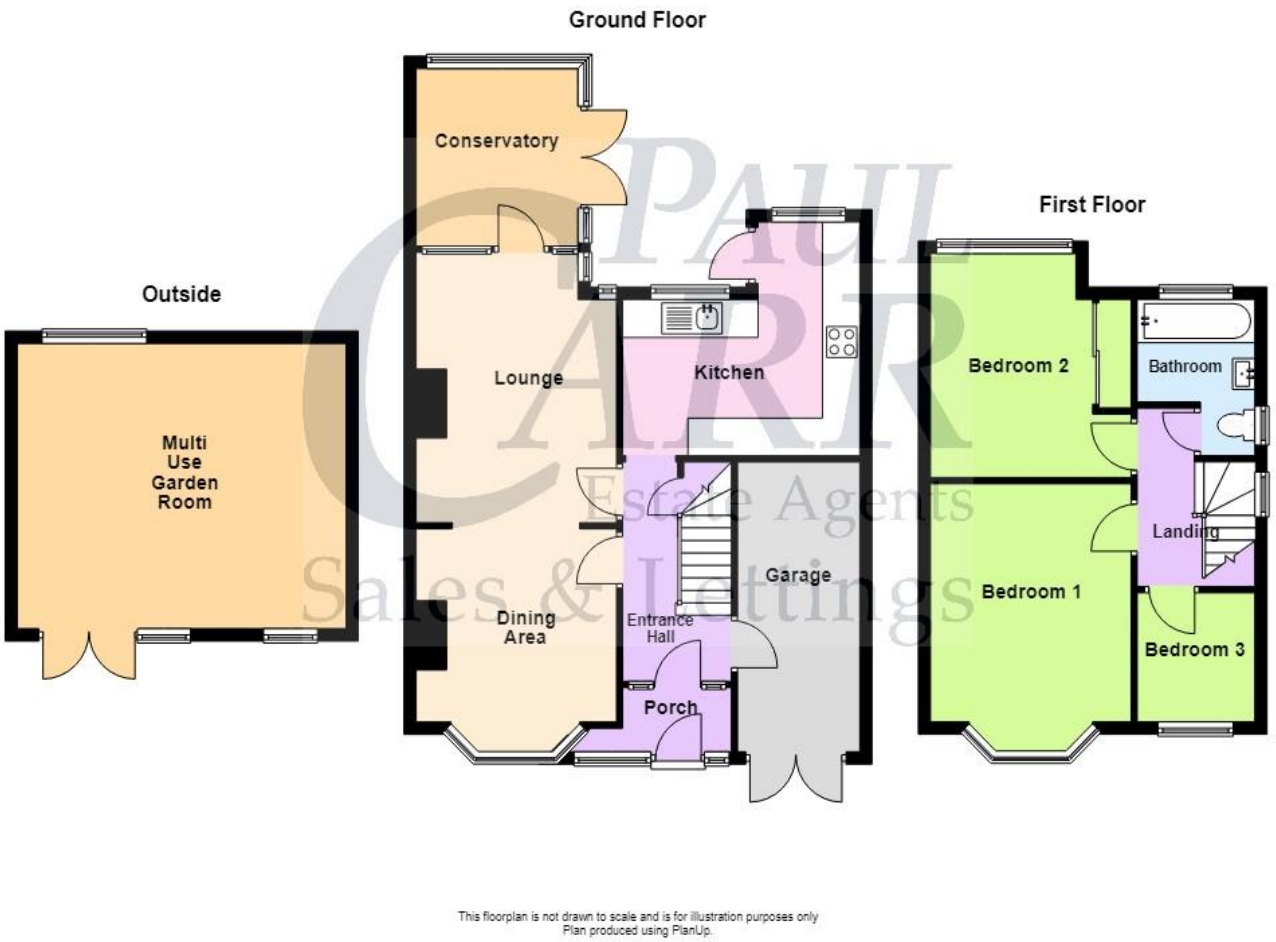
Bathroom
7' 7" x 6' 1" (2.31m x 1.85m)

Multi Use Garden Room
15' 1" x 17' 11" (4.59m x 5.46m)

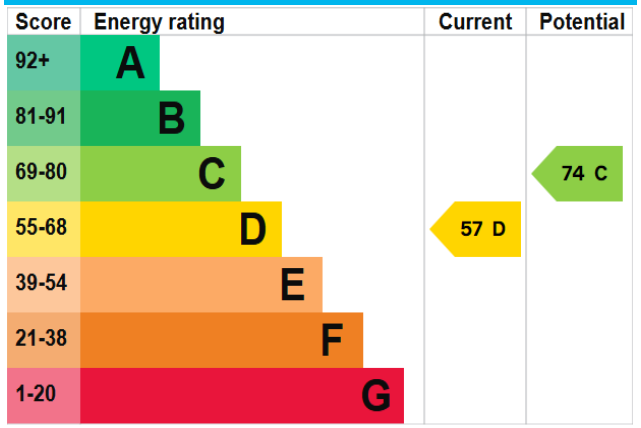
HOME
SWEET
HOME

Floor Plan

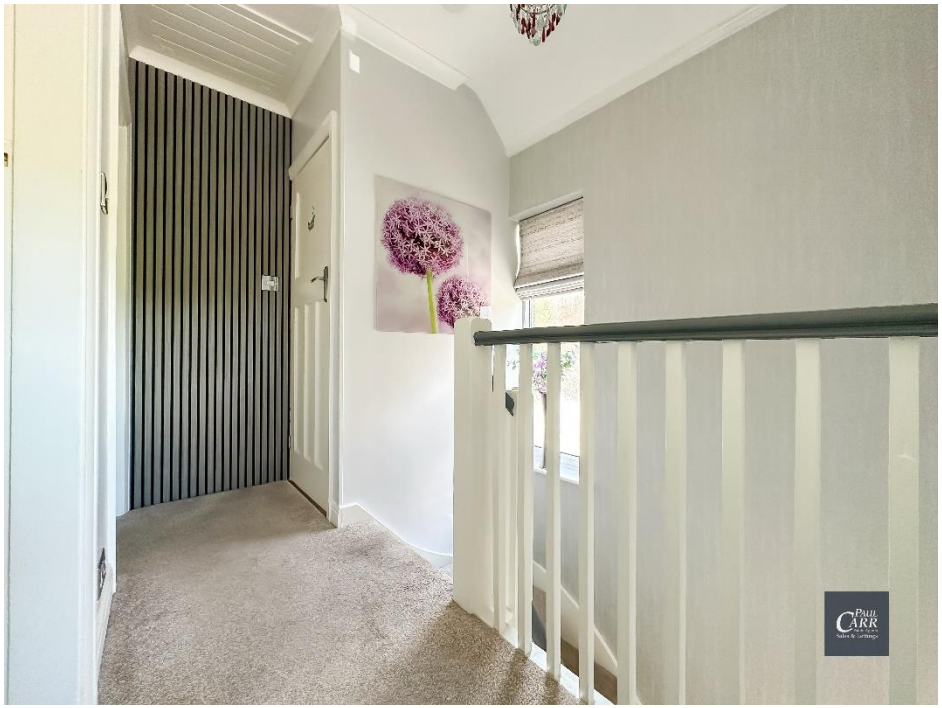
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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:

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.