



George Road, Sutton Coldfield
West Midlands, B73 5AW

Offers in the Region Of £260,000

Sutton Coldfield

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OFFERED FOR SALE WITH NO UPWARD CHAIN - This three-bed semi-detached property occupies a most convenient and popular location set within close proximity of many sought after amenities including desirable shops, schools and transport links.

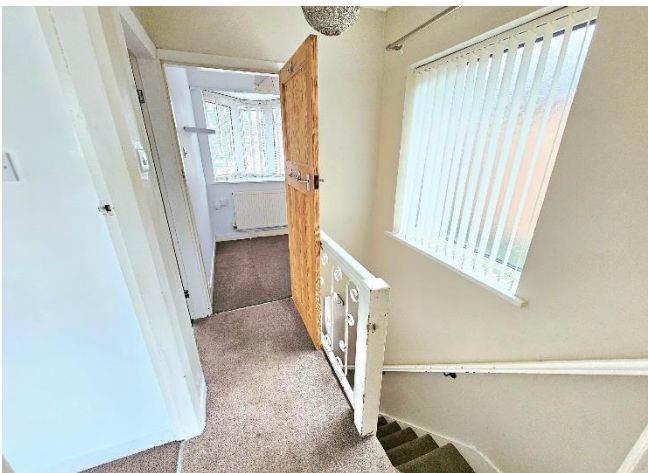
The property on offer benefits from double glazing and double off-road driveway/fore garden permitting two vehicle parking.

The home briefly comprises front and rear reception rooms, a fitted kitchen and side utility giving front to rear access from the gardens to frontage.

To the first floor are three bedrooms, two of which are doubles and a family bathroom with full white suite. Having the advantage of a garage to the rear with access an early viewing is recommended in order to avoid disappointment.

Viewings are by appointment and via Paul Carr Boldmere office for proceedable purchasers only.

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.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT
POSSESSION UPON COMPLETION
CLOSE PROXIMITY TO SOUGHT AFTER SHOPS AND
TRANSPORT LINKS
TWO RECEPTION ROOMS
FITTED KITCHEN SIDE UTILITY OFF
SIDE UTILITY OFF KITCHEN HOUSING COMBINATION
BOILER AND HAVING PLUMBING FOR GROUND FLOOR
W.C.



Hallway Porch

Sitting Room 2.94m (9'8") x 2.93m (9'8")

Lounge 3.95m (13') x 2.97m (9'9")

Kitchen 2.42m (7'11") x 2.00m (6'7")

Utility 5.94m (19'6") x 1.29m (4'3") max

Landing

Bedroom 3 1.88m (6'2") x 1.60m (5'3")

Bedroom 1 2.95m (9'8") x 2.92m (9'7")

Bedroom 2 3.92m (12'10") x 2.99m (9'10") max

Bathroom

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:

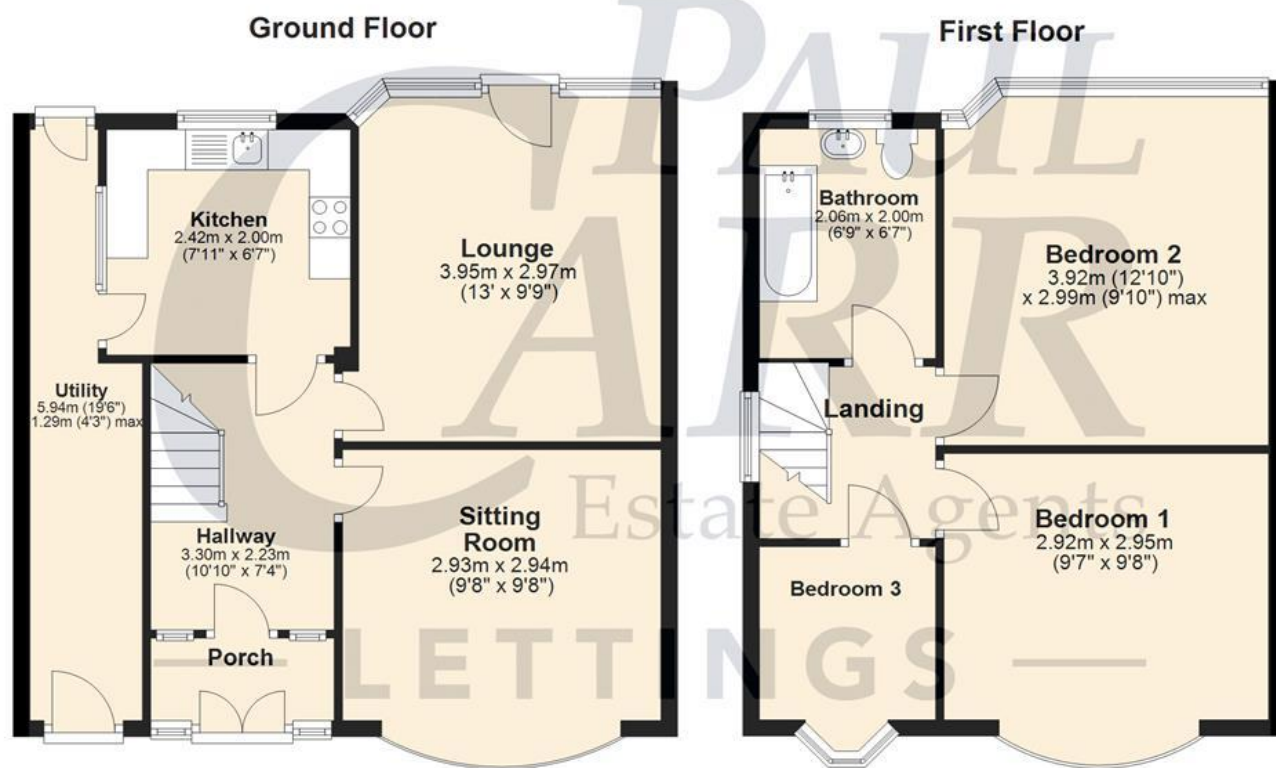
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Viewer's Note:

Services connected: All
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

