



George Frederick Road,
Sutton Coldfield, B73 6TB

£400,000

Welcome to 61b George Frederick Road, a three bedroom semi detached family home, where the original dwelling of a farm house has been thoughtfully converted into a pair of semi-detached homes.

Hidden discreetly from the road and accessed via a driveway between 61 & 63 George Frederick Road, leading to a multi-car parking area, detached garage with a gate providing access to the grounds and entrance of the property. Internally the property comprises an entrance porch with open access to the beautiful and modern fitted kitchen/dining room, with integrated appliances including a dishwasher, fridge freezer and wine cooler, and having bi-fold doors leading to the outside courtyard style patio area. Further benefits to the ground floor include a large lounge with high ceilings, original parquet flooring, dual aspect windows one a stunning bay window, a separate reception room with stairs leading to the first floor, and a guest WC.

The first floor comprises a spacious master bedroom, second bedroom with an en-suite shower room, a reasonable sized third bedroom and a luxury four piece family bathroom suite with a unique walk in shower, separate bath, hand wash basin and low level WC. Externally the property has a South East facing garden, large enough for the whole family to enjoy and ideal for entertaining and al-fresco dining.

In summary, this exceptional family home is packed with an abundance of charm throughout and should be at the very top of your viewing list.

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

Entrance Porch

Kitchen/Dining Room

19' 0" (max) x 14' 5" (max) (5.79m x 4.39m)

Lounge

15' 10" x 18' 5" (into bay) (4.82m x 5.61m)

Reception Room

19' 11" x 9' 11" (6.07m x 3.02m)

Ground Floor WC

4' 11" x 3' 1" (1.50m x 0.94m)



First Floor Accommodation

First Floor Landing

Bedroom One

16' 0" x 13' 11" (4.87m x 4.24m)

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.89m)

En-suite

5' 11" x 2' 10" (1.80m x 0.86m)

Bedroom Three

10' 4" x 7' 1" (3.15m x 2.16m)

Luxury Bathroom

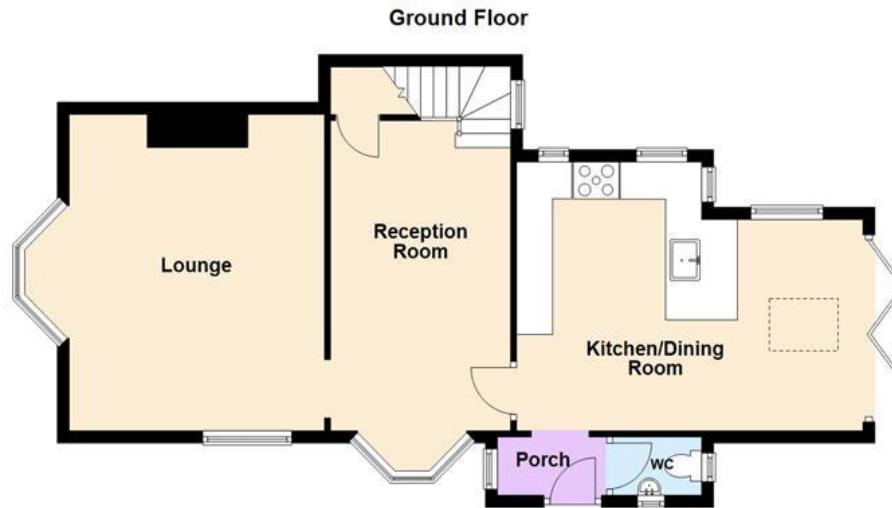
9' 4" (max) x 11' 4" (max) (2.84m x 3.45m)





Floor Plan

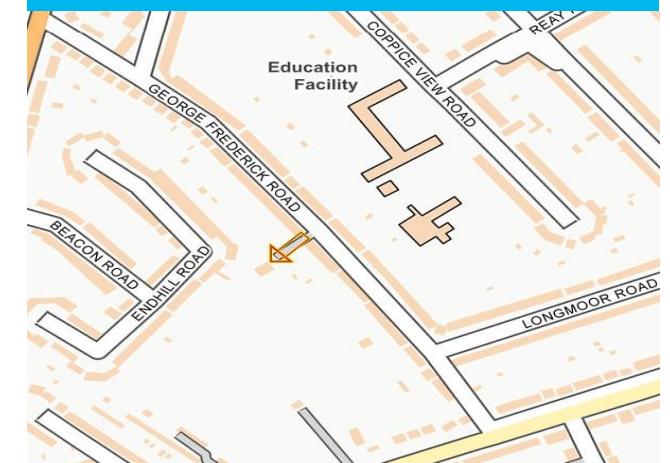
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE

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: 9th September 2024