



George Frederick Road,  
Sutton Coldfield, B73 6TB

**£350,000**



Welcome to George Frederick Road, a three bedroom semi detached family home situated within close proximity of local schools, transport links, Sutton Park and amenities nearby.

The ground floor comprises a porch, entrance hall, reception room with bay window to the front, ground floor WC, extended and impressive open plan lounge/kitchen/dining room to the rear, with a sky light and patio doors to the rear garden and a converted garage currently used as a bedroom.

The first floor has a landing with doors off to the three bedrooms and a modern fitted shower room.

Externally to the front of the property is a driveway providing off road parking, and to the rear is an enclosed south west facing garden with a patio area, laid to lawn and having mature shrubbery and fence borders.

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.

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](mailto:Streetly@paulcarrestateagents.co.uk)





### **Ground Floor Accommodation**

Entrance Porch

Entrance Hall

Reception Room 12' 10" (into bay) x 10' 11"  
(3.91m x 3.32m)

Open Plan Lounge/Kitchen/Dining Room  
20' 11" (max) x 21' 2" (max)  
(6.37m x 6.45m)

WC 4' 7" x 3' 0"  
(1.40m x 0.91m)

Inner Hall 6' 3" x 3' 9"  
(1.90m x 1.14m)

Converted Garage 11' 9" x 6' 10"  
(3.58m x 2.08m)

### **First Floor Accommodation**

Bedroom One 14' 11" (into bay) x 10' 11"  
(4.54m x 3.32m)

Bedroom Two 11' 10" x 10' 11"  
(3.60m x 3.32m)

Bedroom Three 8' 5" x 6' 5"  
(2.56m x 1.95m)

Shower Room 5' 5" x 6' 3"  
(1.65m x 1.90m)

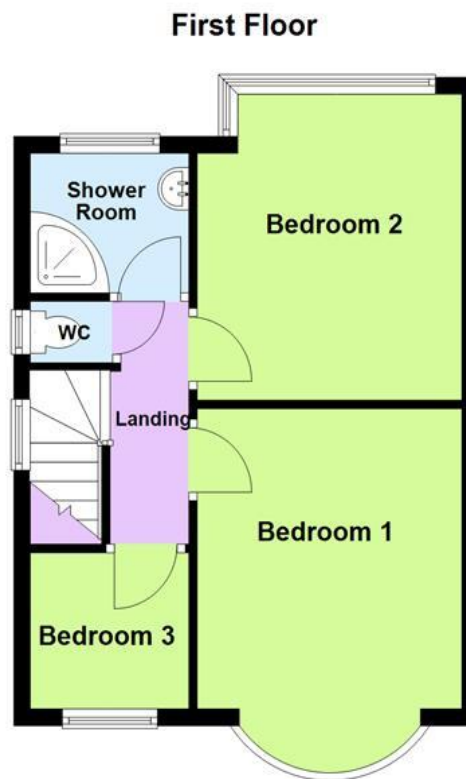
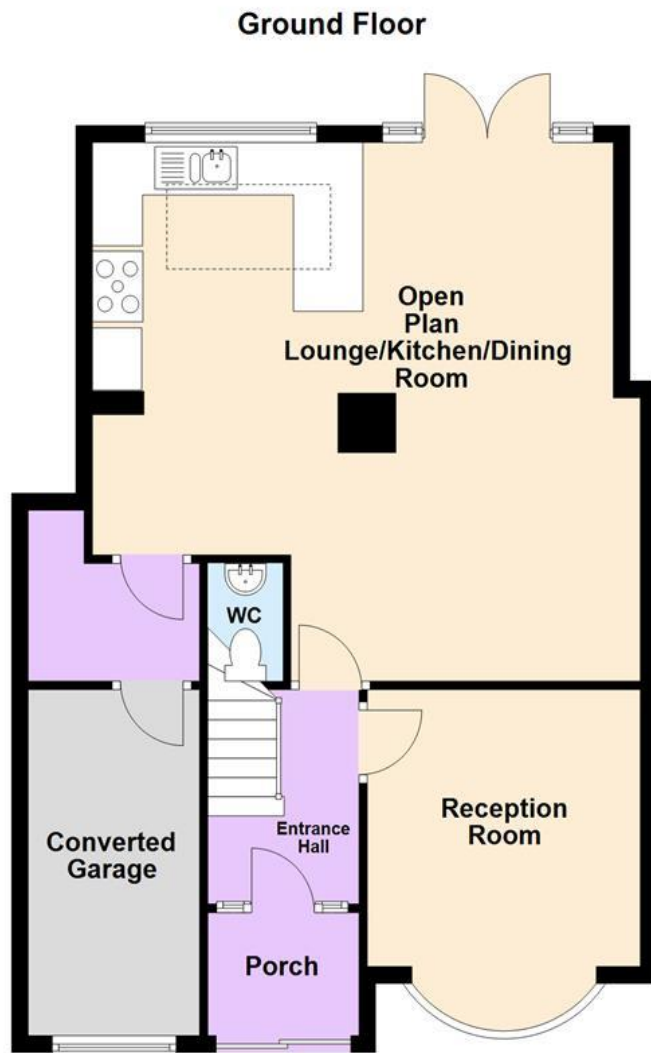






# Floor Plan

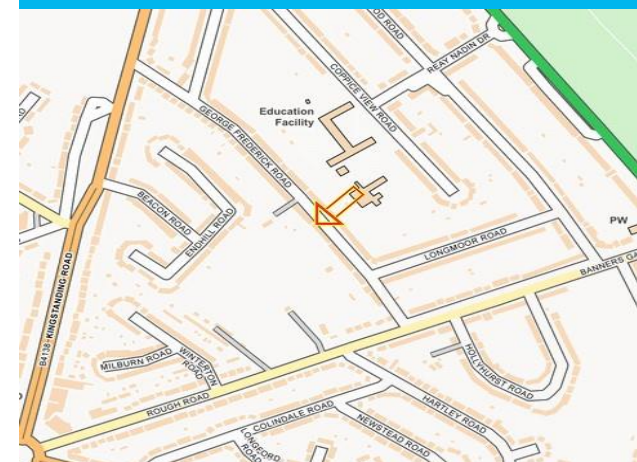
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	47 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: 5th September 2024