



George Frederick Road,  
Sutton Coldfield, B73 6TB

**£357,700**

Paul Carr Estate Agents are delighted to bring to market this well presented and extended three/four-bedroom semi-detached family home, located on a sought-after road within Sutton Coldfield within easy reach of popular local schooling (catchments should be checked), amenities, transport links and Royal Sutton Park.

The property boasts versatile and substantial living accommodation to suit your needs, whether it be a three-bedroom home, a four-bedroom home or, if you wanted to utilise the ground floor bedroom with shower room as a self-contained annexe, this property ticks all the boxes.

Set back from the road, the property is approached via driveway leading to porch entrance and further door giving access to bedroom four. Once inside there is a welcoming reception hallway with doors off to:

Reception room one with an attractive bay window to fore.

Extended rear reception room with doors leading into an impressive orangery with stunning views to the rear garden.

Extended breakfast kitchen fitted with a range of wall, and base level units with worksurface over, a free-standing range style cooker, integrated dishwasher and space for further white goods. Off the kitchen, there is an inner hallway leading to:

Ground floor bedroom and fitted shower room. The ground floor bedroom has window and door to fore offering the potential to being self-contained with its own entrance. The shower room is fitted with a suite comprising low flush wc unit, wash hand basin with storage below, corner shower cubicle and complementary splash back.

On the first floor there is landing having loft access with pull down, concertina ladder and door to:

Master bedroom with bay window to fore.

Second bedroom overlooking the rear garden.

Bedroom three with window to fore.

Family bathroom fitted with a suite comprising low flush wc unit, pedestal hand wash basin and panelled bath with shower, useful airing cupboard housing boiler and complementary tiling to all splash prone areas.

Outside there is a driveway to fore and to the rear and spacious family rear garden with patio area which is ideal for BBQ's, entertaining and al-fresco dining.

Tenure: We can confirm that the property is Freehold

Council Tax Band: We can confirm that the Council Tax Band is C

Services Connected: Gas/Electric/Water/Drainage



**Porch entrance**

**Reception Hall**

**Reception Room**  
**12' 5" x 10' 5" (3.78m x 3.17m)**

**Extended Lounge/Dining Room**  
**19' 6" x 10' 5" (5.94m x 3.17m)**

**Orangery**  
**20' 2" x 12' 0" (6.14m x 3.65m)**

**Extended Breakfast Kitchen**  
**11' 10" x 10' 2" (3.60m x 3.10m)**

**Inner Hallway**

**Ground Floor Shower Room**  
**5' 6" x 5' 2" (1.68m x 1.57m)**

**Bedroom Four**  
**10' 11" x 8' 3" (3.32m x 2.51m)**

**First Floor Landing**

**Bedroom One**  
**12' 7" x 10' 5" (3.83m x 3.17m)**

**Bedroom Two**  
**10' 7" x 10' 5" (3.22m x 3.17m)**

**Bedroom Three**  
**6' 10" x 6' 0" (2.08m x 1.83m)**

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

**Outside**

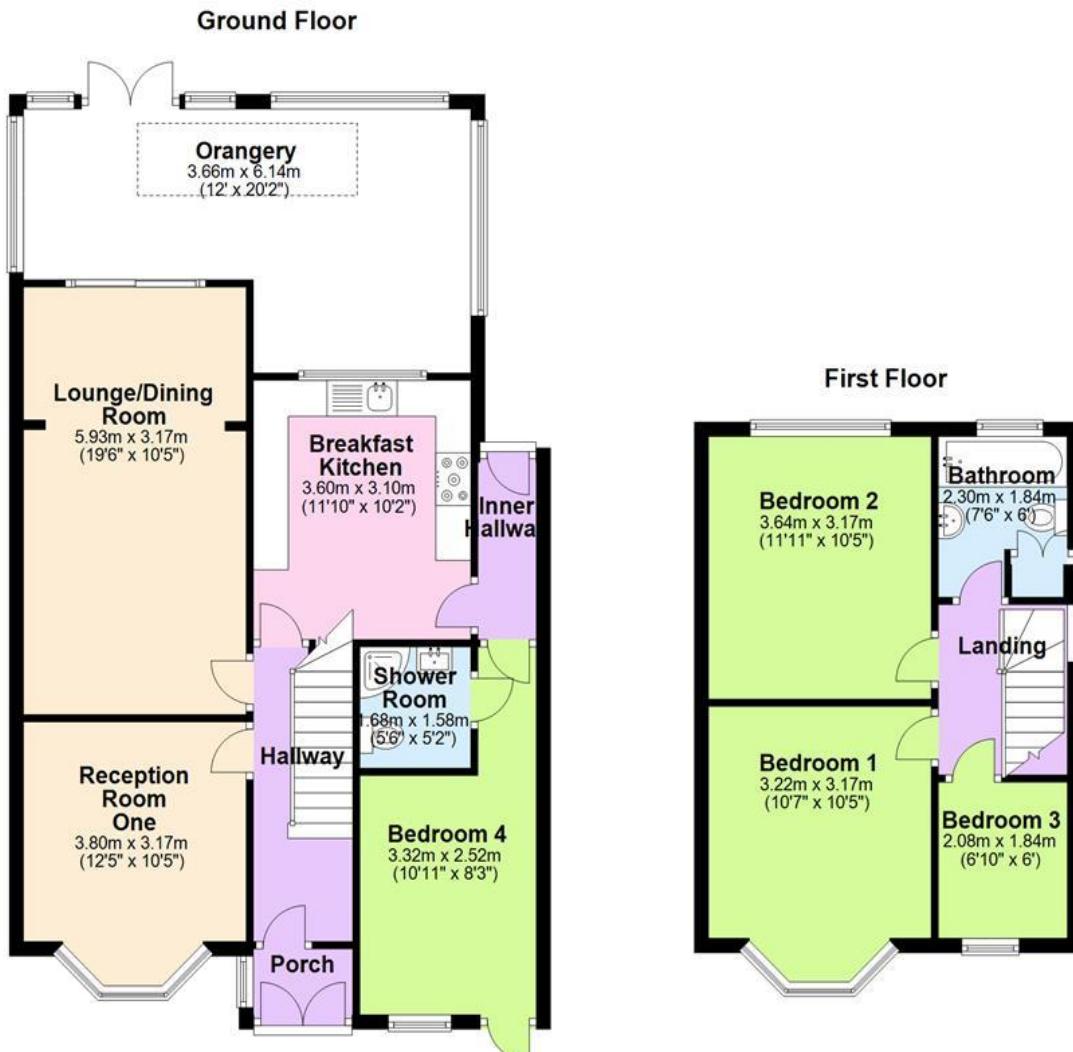
**Rear Garden**



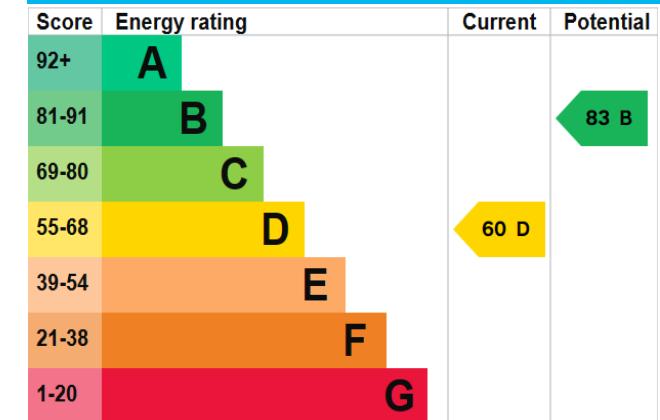


# Floor Plan

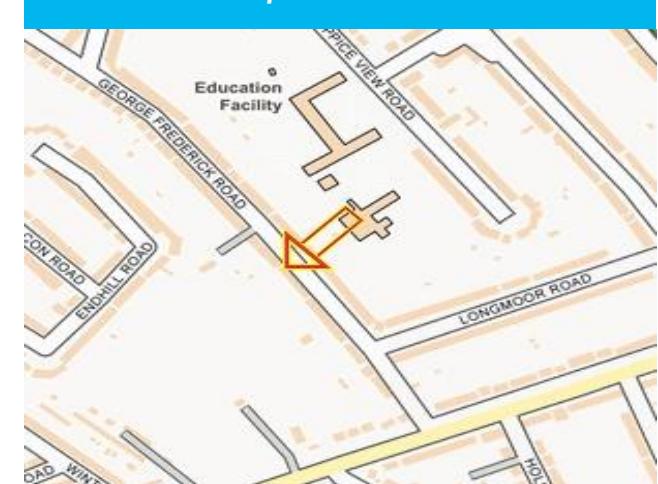
This floor plan is not drawn to scale and is for illustration purposes only



## 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: