



George Frederick Road,  
Sutton Coldfield, B73 6TD

**Offers Over £290,000**



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

Internally the property comprises an entrance porch, welcoming entrance hall, open plan lounge/dining room and kitchen, first floor landing, three bedrooms and a modern fitted family bathroom.

To the front of the property is a driveway providing off road parking, and to the rear is a good size enclosed south facing garden having a patio area, mostly laid to lawn with shrubbery and fenced borders.

Internal viewing is highly recommended to appreciate this wonderfully presented 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](mailto:Streetly@paulcarrestateagents.co.uk)





## Accommodation

### Entrance Porch

1' 11" x 7' 4" (0.58m x 2.23m)

### Entrance Hall

7' 11" x 6' 11" (2.41m x 2.11m)

### Lounge/Dining Room

20' 9" x 10' 4" (6.32m x 3.15m)

### Kitchen

12' 11" (max) x 7' 5" (max) (3.93m x 2.26m)

### First Floor Landing

### Bedroom One

13' 3" x 10' 4" (4.04m x 3.15m)

### Bedroom Two

7' 7" x 10' 4" (2.31m x 3.15m)

### Bedroom Three

5' 11" x 6' 11" (1.80m x 2.11m)

### Bathroom

6' 9" x 6' 10" (2.06m x 2.08m)

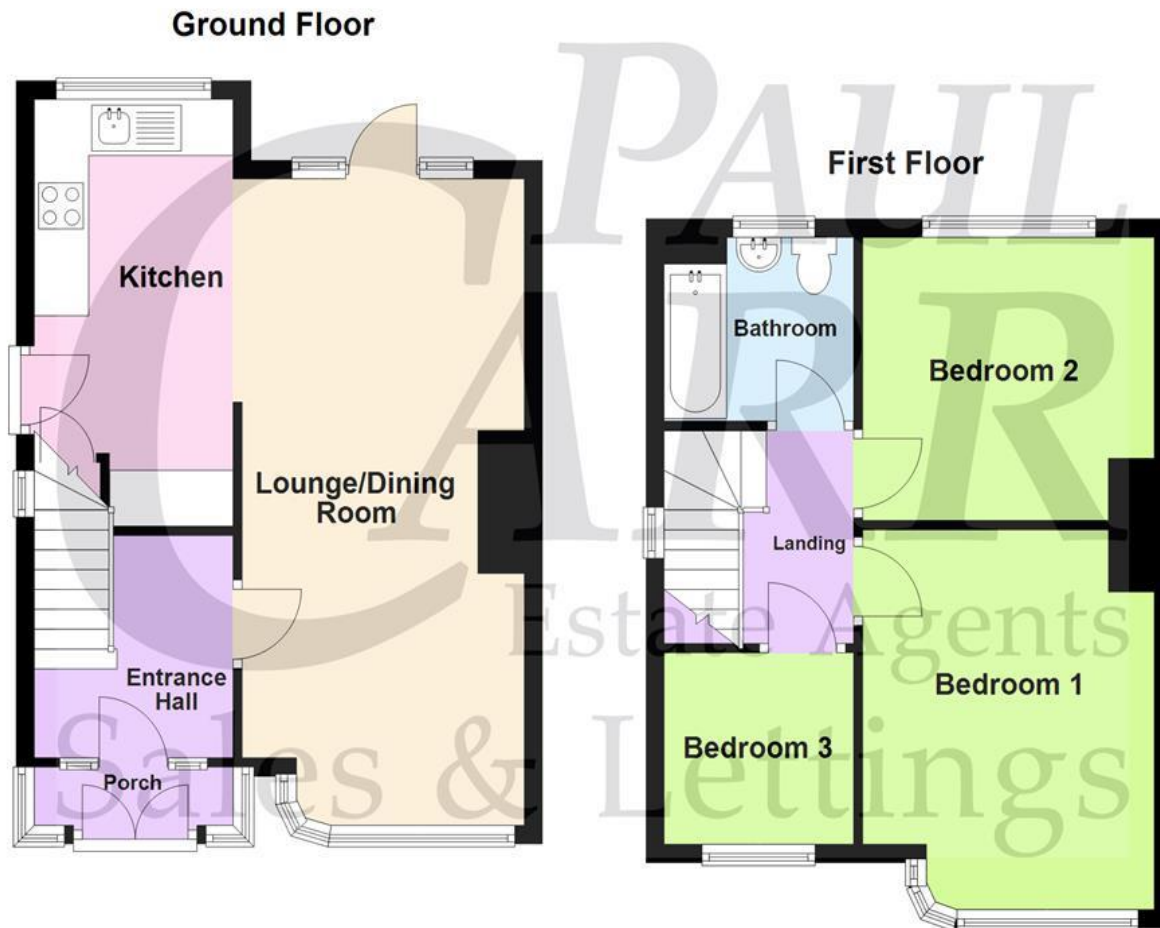






# Floor Plan

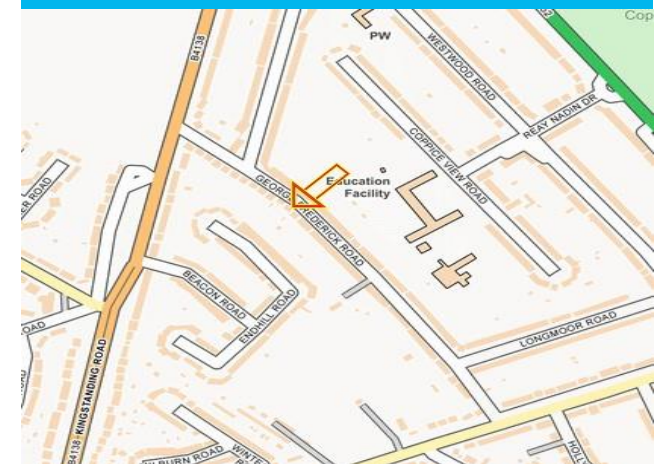
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	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: 4th November 2024