



George Frederick Road,
Sutton Coldfield, B73 6TD

£270,000

Paul Carr Estate Agents are delighted to bring to market this three bedroom semi-detached family home, conveniently located for local schooling (catchments should be checked), transport links, local amenities, and Royal Sutton Park.

This charming traditional property offers bags of potential to families or first time buyers to make their own! In brief the accommodation comprises welcoming reception hallway, dual aspect through lounge/diner, three bedrooms and shower room.

The property benefits from off road parking, garage, and South facing rear garden.

Viewing is strongly recommended!

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electricity, gas, water & drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Entrance Hall 7' 9" x 7' 0" (2.36m x 2.13m)

Lounge/Dining Room 21' 7" x 10' 3" (6.57m x 3.12m)

Kitchen 13' 1" x 6' 11" (3.98m x 2.11m)

First Floor Landing

Bedroom One 13' 4" x 10' 4" (4.06m x 3.15m)

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

Bedroom Three 6' 11" x 5' 10" (2.11m x 1.78m)

Shower Room 7' 0" x 6' 9" (2.13m x 2.06m)

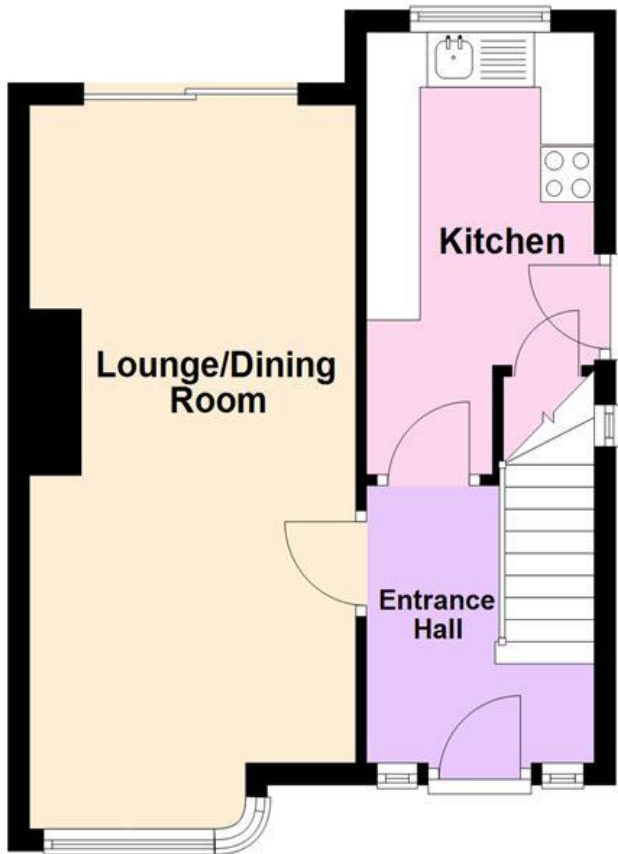




Floor Plan

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

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 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: