

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Extended & Modernised Semi-Detached
- * Three Bedrooms
- * Lounge
- * Open Plan Living with Quality Fitted Kitchen
- * Refitted Bathroom
- * Stylishly Decorated Throughout



GEORGE FREDERICK ROAD, SUTTON COLDFIELD, B73 6TE. Offers Around £270,000

Acres are excited to share with you this most impressive, modernised & extended three bedroom semi-detached family home located on the very popular George Frederick Road. This property has been improved to a high standard and benefits from a modern style open plan living, ideal to entertain. This location is close to all essential amenities including excellent schools, transport facilities & walking distance of Sutton park, also local shops and further afield shops, bars & restaurants in Sutton, Streetly & Mere Green. Briefly comprising; Ground floor; porch, hall with guest w.c off, lounge, extended open plan living space with quality fitted kitchen. First floor; landing with three bedrooms leading off, refitted family bathroom. Outside; enclosed easily maintainable garden with access to shared side driveway. Double glazing and central heating (where applicable). Viewing essential to appreciate the stylish accommodation on offer. EPC rating D.

VESTIBULE PORCH ENTRANCE: Approached via block paved/chipping driveway

HALL: With stairs flowing to first floor, useful under stairs storage cupboard, radiator, inset lighting, side window and quirky tile effect flooring

GUEST WC: With partially tiled walls and flooring, WC, extractor fan and hand basin in vanity unit

LOUNGE: 17'4" into square bay x 10'11" / 9'9" into chimney breast With double glazed square bay window, wooden flooring, pine feature open fireplace, radiator, picture rail and inset lighting

EXTENDED OPEN PLAN LIVING SPACE/QUALITY KITCHEN: 14'10" / 15'9" x 14'7" / 15'7" Having an excellent range of quality wall and base units with solid wood worktop over incorporating stainless steel sink unit with mixer tap over, inset five ring 'Baumatic' hob and 'Baumatic' electric oven below, extractor fan, integrated dishwasher, integrated fridge, island with cupboards beneath, useful storage cupboard housing 'Worcester' central heating boiler, partially tiled walls, double glazed window to rear **LIVING SPACE:** With radiator, double glazed french doors to garden, exposed feature wall and quirky tile effect flooring

FIRST FLOOR LANDING: With double glazed side window and access to loft space

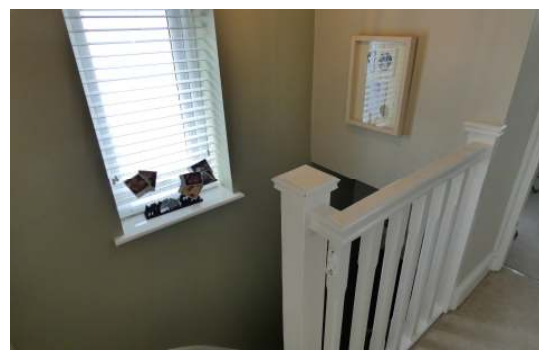
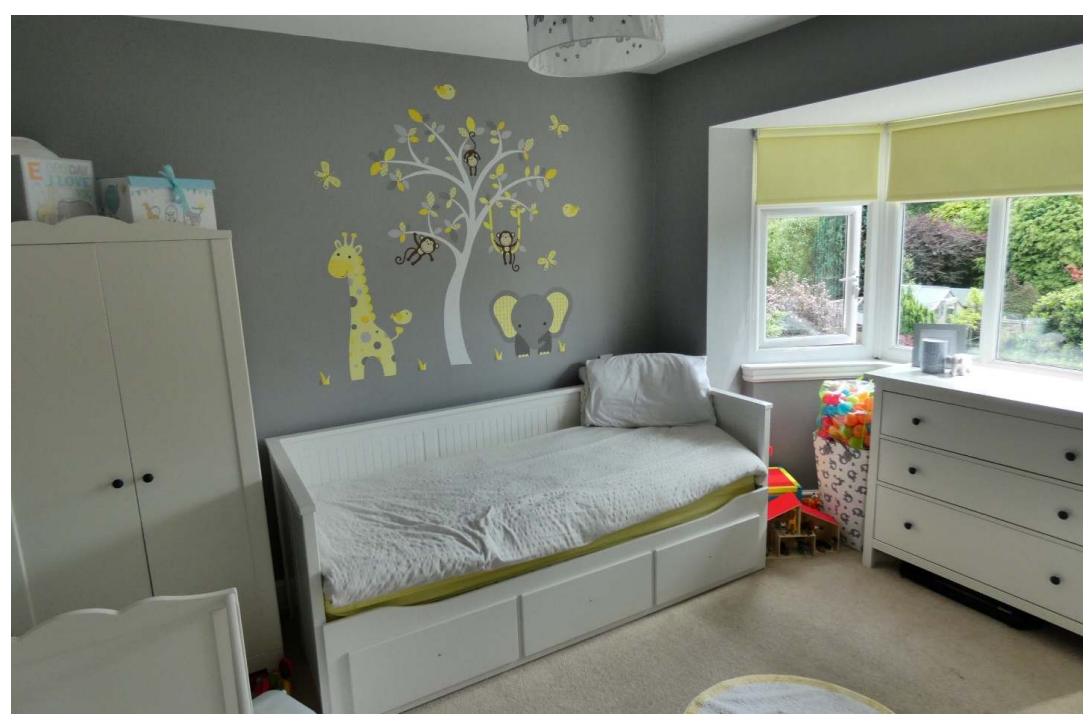
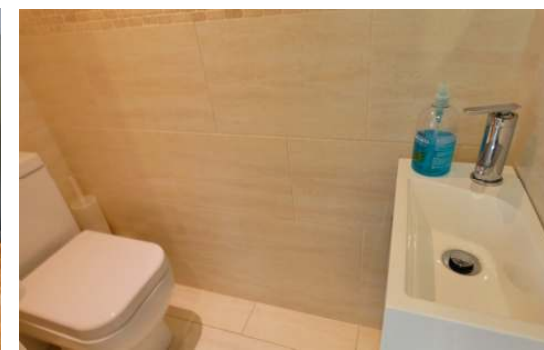
BEDROOM ONE (REAR): 10'10" into door recess x 13'1" into bay x 9'11" With double glazed bay window, radiator and inset lighting

BEDROOM TWO (FRONT): 10'11" / 9'9" into chimney breast x 12'3" With double glazed window, radiator and feature open fireplace

BEDROOM THREE (FRONT): 6' x 6'2" With double glazed window to front, radiator and over stairs storage space

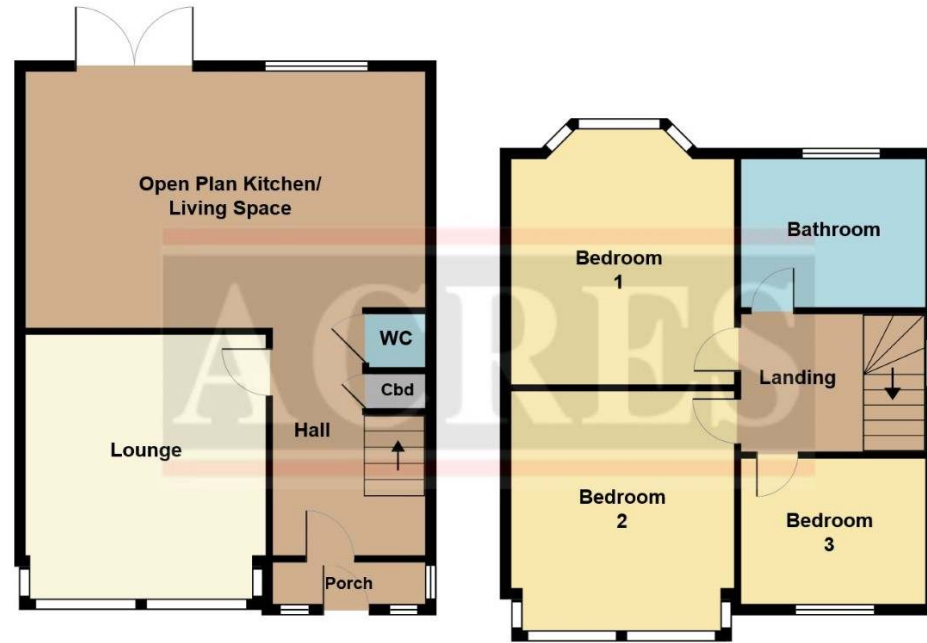
FULLY TILED FAMILY BATHROOM: With white suite comprising sinken white bath with shower and attachment over in fully tiled surround with screen, WC, hand basin, wall unit, chrome towel rail, frosted double glazed window to rear, inset lighting, extractor fan and tiled flooring

ENCLOSED & EASILY MAINTAINABLE REAR GARDEN: With slabbed patio/sun terrace, lawn with raised railway sleeper borders, decking area, garden shed/storage unit, upper lights, cold water tap, flower boxes on wall and top gate to?

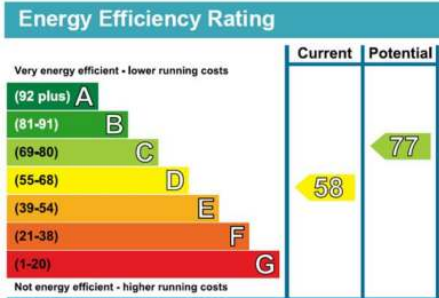


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



TENURE:

We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

C.

VIEWING:

As per sales particulars.

LOCATION :

Recommended via Acres on 0121 321 2101.

Accessed off Banners Gate Road and Kingstanding Road.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

