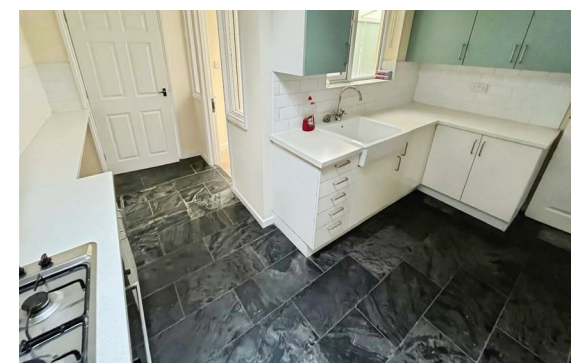




George Road, Sutton Coldfield, B73 5AN

- Spacious extended traditional semi
- Bathroom and shower room
- Conservatory
- Good sized garden
- Council Tax Band C
- Three bedrooms
- Two reception rooms
- 'L' shaped kitchen and separate utility
- No chain

Asking Price £289,950

HUNTERS®
HERE TO GET *you* THERE

George Road, Sutton Coldfield, B73 5AN



Offered with no upward chain and exceptionally convenient for Princess Alice amenities, public transport services, Boldmere and Sutton Park, this very spacious, extended semi-detached family home is situated just off College Road via Margaret Road. The gas centrally heated and double glazed accommodation briefly comprises;

Enclosed porch, reception hall, dining room with bay to front, lounge with feature fireplace, conservatory, 'L' shaped kitchen/breakfast room with oven, hob and extractor, pantry store, breakfast bar, door to conservatory and utility leading to shower room/WC with white suite. First floor, landing having hatch with ladder to loft, three bedrooms and fully tiled family bathroom with white suite.



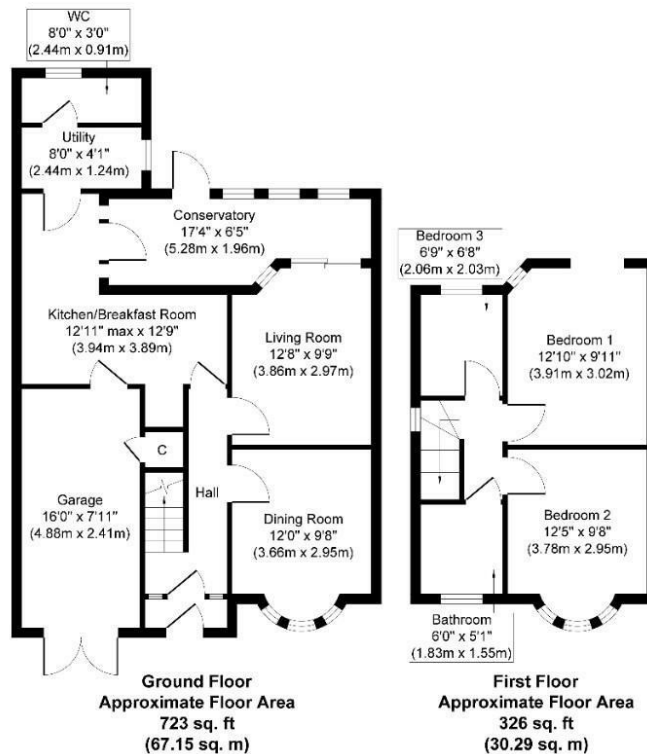
Outside, garage having under stairs store, twin entrance doors and newly fitted Baxi gas central heating boiler, front garden with hedge, fence and wide tarmac driveway providing ample parking. To the rear, a good sized garden having patio, extensive lawn, two sheds, hedge and fenced surround.

A viewing of this property is advised to appreciate what this property has to offer.



George Road, Sutton Coldfield, B73 5AN





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

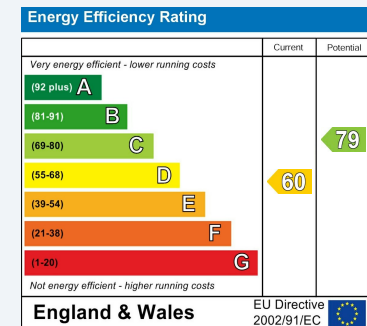
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.