



Maxholm Road, Streetly  
Sutton Coldfield, B74 3SU

Offers in the Region Of £440,000

Welcome to Maxholm Road, a well presented three bedroom detached family home situated in a much sought after location within Streetly and within close proximity of reputable local schools (catchment areas should be checked prior to legal completion).

Upon entry you will be immediately impressed by the modern kitchen/dining room, which is a magnet kitchen having granite work surfaces and built in appliances such as a fridge freezer, dishwasher, microwave and oven and an induction hob. The lounge offers spacious living to the rear of the property, over looking the well maintained south facing rear garden, providing natural light throughout the day. Further benefits to the ground floor include a utility room, ground floor WC and a garage.

The first floor comprises three double bedrooms with the main bedroom having an en-suite with a single shower and hand wash basin. The family fitted bathroom completes the first floor accommodation.

Externally to the front is a block paved driveway providing off road parking for multiple vehicles, and to the rear is an enclosed south facing garden, with patio area, laid to lawn with fenced and shrubbery borders.

Internal viewing is highly recommended to fully appreciate this wonderful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Mains electric, gas, water and 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

### Entrance Hall

### Kitchen/Dining Room

20' 2" x 8' 3" (max) (6.14m x 2.51m)

### Lounge

13' 4" x 20' 4" (4.06m x 6.19m)

### Utility Room

15' 9" x 4' 1" (4.80m x 1.24m)

### WC

5' 11" x 3' 3" (1.80m x 0.99m)

### Garage

16' 5" x 11' 7" (5.00m x 3.53m)

### First Floor Landing

### Bedroom One

10' 4" x 14' 11" (max) (3.15m x 4.54m)

### Shower Room

6' 10" x 2' 10" (2.08m x 0.86m)

### Bedroom Two

10' 4" x 10' 9" (3.15m x 3.27m)

### Bedroom Three

9' 10" x 8' 5" (2.99m x 2.56m)

### Bathroom

6' 0" x 5' 2" (1.83m x 1.57m)





# Floor Plan

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

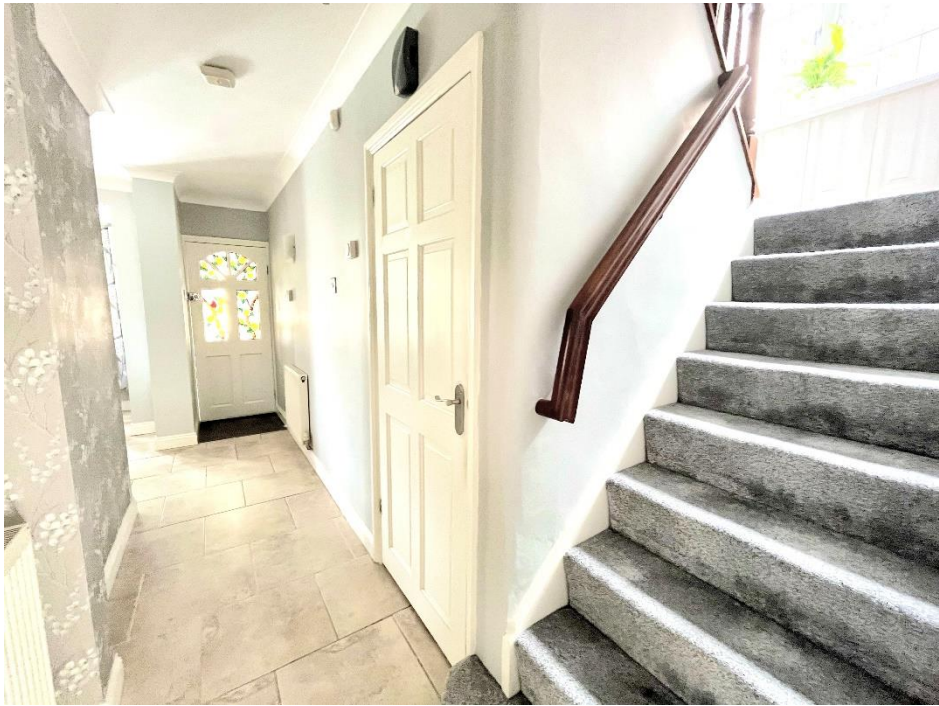


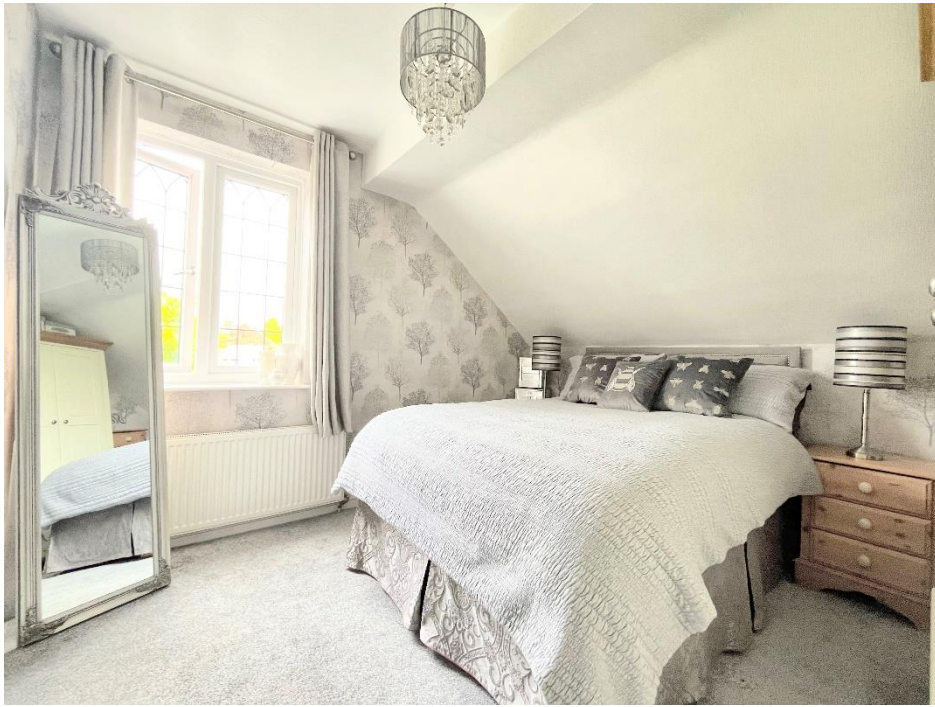
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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: 5th July 2024