



Maxholm Road, Streetly
Sutton Coldfield, B74 3SX

Offers Over £305,000

Welcome to Maxholm Road, a three bedroom end terrace family home situated on a corner plot and within close proximity to reputable local schools, public transport links, shops and amenities.

Internally the property comprises an entrance porch, through lounge/diner, modern fitted kitchen, conservatory, useful storage room, ground floor WC, first floor landing, three double bedrooms and a spacious shower room.

To the front of the property is a driveway providing off road parking, with access to the integral garage, and to the rear is an enclosed garden, mainly laid to lawn with brick-built wall and fenced surrounds.

Internal viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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



Accommodation

Entrance Porch

6' 4" x 10' 0" (1.93m x 3.05m)

Lounge/Dining Room

24' 0" x 10' 4" (7.31m x 3.15m)

Kitchen

11' 5" x 9' 10" (3.48m x 2.99m)

Conservatory

8' 10" x 18' 6" (2.69m x 5.63m)

Storage Room

6' 3" (max) x 16' 1" (1.90m x 4.90m)

WC

4' 6" x 3' 0" (1.37m x 0.91m)

First Floor Landing

Bedroom One

10' 11" x 10' 5" (3.32m x 3.17m)

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.94m)

Bedroom Three

12' 10" x 8' 3" (3.91m x 2.51m)

Shower Room

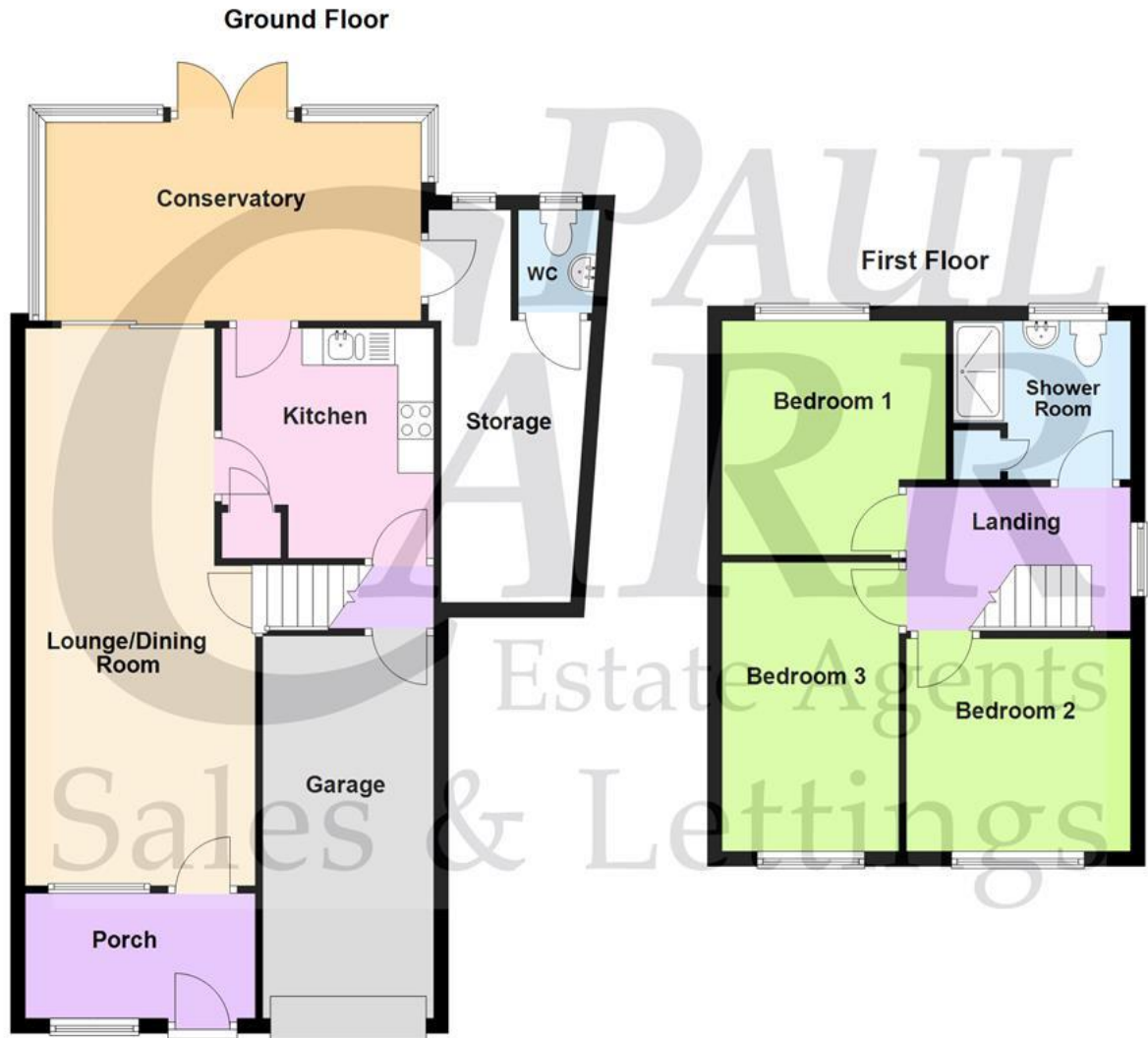
7' 11" x 8' 1" (2.41m x 2.46m)





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		81 B
69-80	C		
55-68	D	66 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: 6th November 2024