



Maxholm Road, Streetly
Sutton Coldfield, B74 3SU

Offers Over £325,000

Paul Carr Estate Agents are pleased to present this spacious three-bedroom detached family home, offering fantastic potential for modernisation and personalisation.

Situated in a highly sought-after area of Streetly, the property is ideally located for access to well-regarded local schools (please verify catchment areas), local amenities, and excellent transport links. Set back from the road, the home features a lawned front garden, a driveway providing off-road parking, and access to an integral garage and enclosed porch.

Upon entering, you're welcomed by a generous entrance hallway with stairs leading to the first floor and doors off to the main living areas.

The spacious lounge flows seamlessly into the dining area, creating an ideal open-plan space for family living or entertaining.

The kitchen is located separately with views over the rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, a family bathroom, and a separate WC.

To the rear, a garden offers ample space to create a relaxing outdoor haven, while the driveway and garage to the front provide practical convenience.

While the property would benefit from modernisation, it presents an excellent opportunity for a buyer to create a truly individual family home in a desirable location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D

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



Porch

7' 0" max x 3' 6" max (2.13m x 1.07m)

Lounge

15' 8" max x 11' 9" max (4.77m x 3.58m)

Dining Area

7' 0" max x 12' 3" max (2.13m x 3.73m)

Kitchen

7' 2" max x 12' 0" max (2.18m x 3.65m)

First Floor Accommodation

Bedroom 1

12' 11" max x 12' 1" max (3.93m x 3.68m)

Bedroom 2

10' 7" max x 12' 1" max (3.22m x 3.68m)

Bedroom 3

9' 2" max x 12' 0" max (2.79m x 3.65m)

Bathroom

7' 1" max x 8' 8" max (2.16m x 2.64m)

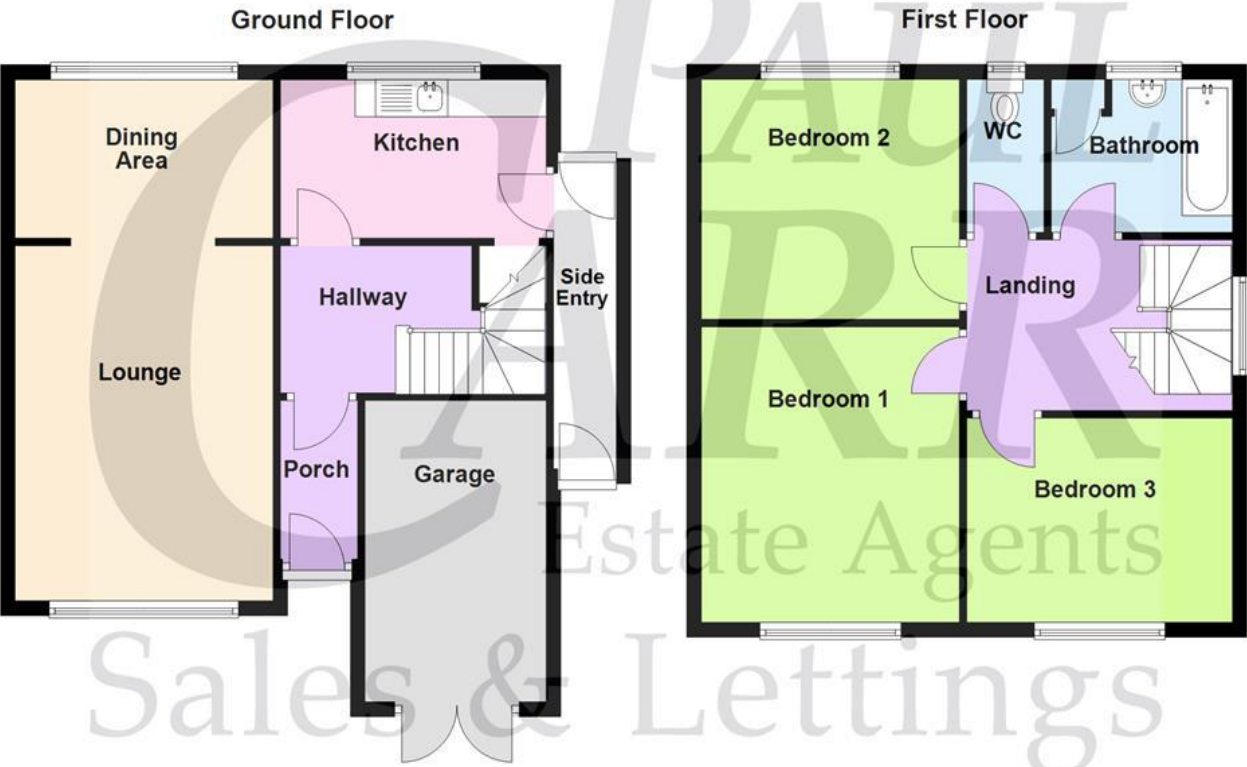
Guest WC

6' 9" max x 2' 8" max (2.06m x 0.81m)



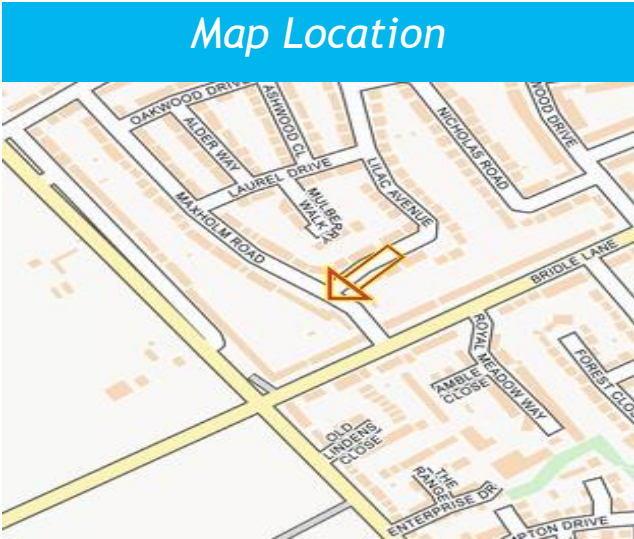
Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	





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: