



Maxstoke Road,
Sutton Coldfield, B73 5DR

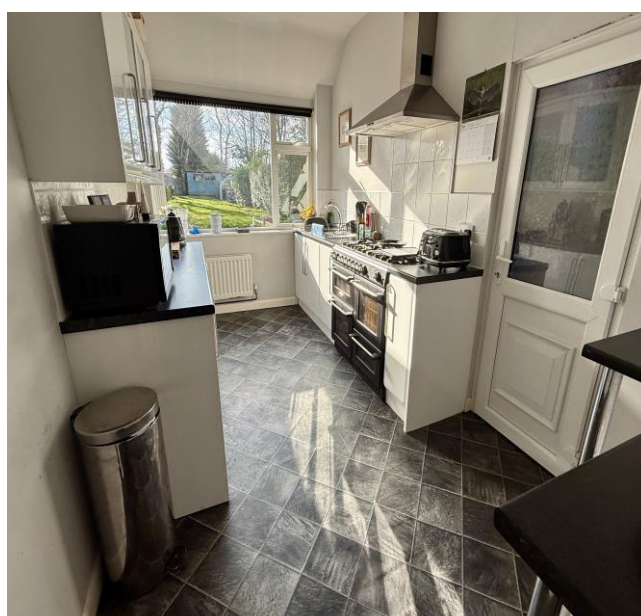
Offers in excess of £450,000

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This well proportioned conveniently situated traditional style semi-detached property occupies an enviable location set within close proximity of many amenities including desirable schools, shops and transport links along with nearby Sutton Park. Accessed via a most welcoming hall with guest cloakroom off the ground floor accommodation includes a through lounge dining room with conservatory/garden room off along with a study/family room, kitchen and utility. To the first floor the three well proportioned bedrooms are complimented by a family bathroom with 'P' shaped bath having a shower over. Outside a driveway provides off road parking for vehicles whilst there is a fabulous mature garden and patio to the rear. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

SUPERBLY LOCATED WELL PRESENTED SEMI-DETACHED
THREE WELL PROPORTIONED BEDROOMS
THROUGH LOUNGE DINING ROOM
CONSERVATORY / GARDEN ROOM
FITTED KITCHEN WITH UTILITY OFF

Dining Room 5.02m (16'6") x 3.18m (10'5")

Lounge 4.58m (15') max x 3.50m (11'6")

Kitchen 3.76m (12'4") x 2.21m (7'3") max

Hall

WC

Study / Family Room 4.79m (15'9") x 2.16m (7'1")

Utility 4.67m (15'4") x 1.70m (5'7")

Store

Conservatory / Garden Room

Bedroom 2 5.03m (16'6") max x 3.18m (10'5")

Bedroom 1 4.56m (15') max x 3.50m (11'6")

Bathroom

Landing

Bedroom 3 2.67m (8'9") x 2.13m (7')

Agent's Note:

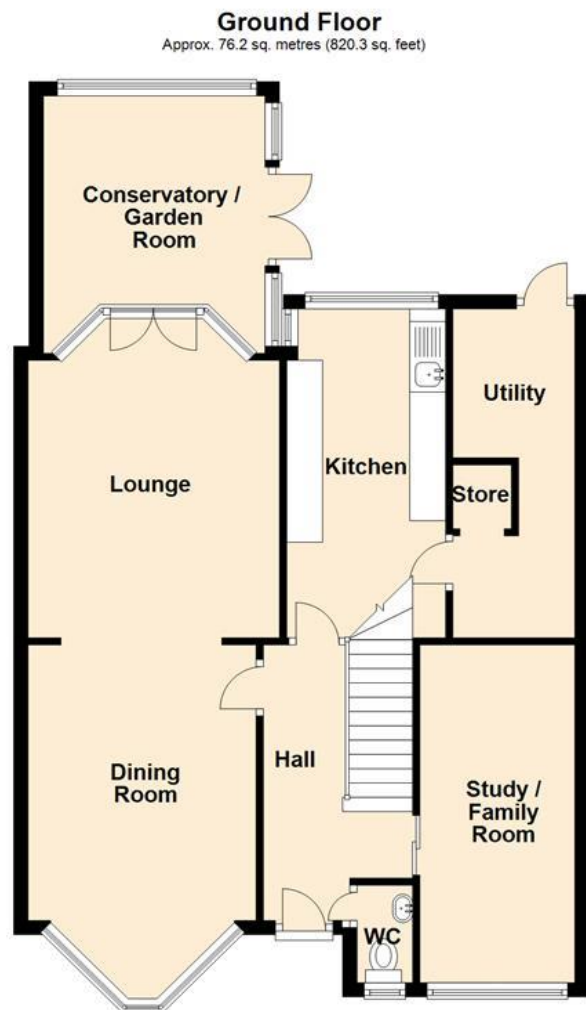
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Came on the market: 3rd March 2025

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold

Floor Plan

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



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location