



Maplewood,  
Sutton Coldfield, B76 1JX

Offers in the Region Of £525,000



Two bedroom detached bungalow, The perfect property for adding your own stamp.

This two-bedroom detached bungalow is brought to market with the certainty of no onward chain and is situated in a sought-after location within close proximity to local amenities within Walmley village.

The property comprises generous off-road parking leading to the front of the property. Through the hallway to the left is the principal bedroom which is a bright front facing double room with build in wardrobes. The second double bedroom is also a great size room also offering build in wardrobes. Heading back into the entrance hall you will be led to the impressive and spacious lounge made perfectly for entertaining with double doors leading to rear garden which really is a quiet and tranquil place for enjoying a morning coffee or an evening glass of wine. The Kitchen/diner and integral garage finish this package nicely as a welcoming and functional home.

Viewing strongly advised.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)





### Room Measurements

Bedroom 1 14' 1" x 11' 10" (4.29m x 3.60m)

Bedroom 2 12' 11" x 9' 6" (3.93m x 2.89m)

Lounge 21' 11" x 11' 2" (6.68m x 3.40m)

Kitchen/Diner 12' 8" x 12' 6" (3.86m x 3.81m)

Bathroom 8' 10" x 5' 10" (2.69m x 1.78m)







## Floor Plan

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

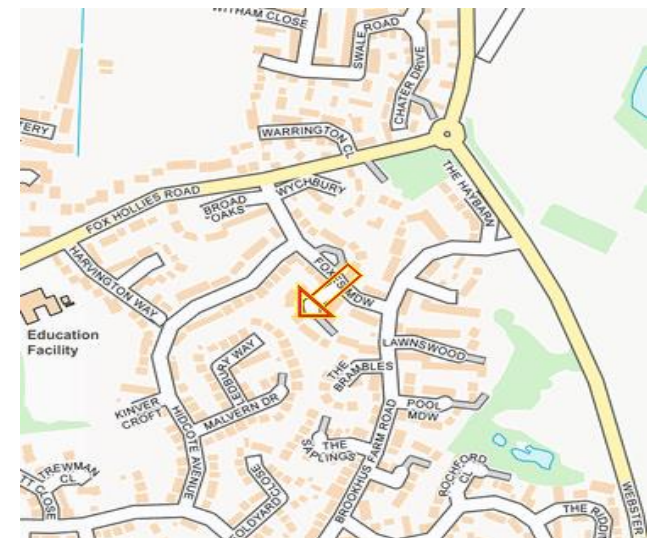
## Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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: 21st March 2025