



Maplewood,
Sutton Coldfield, B76 1JX

£475,000

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 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 built in wardrobes. The second double bedroom is also a great size room also offering built 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.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £8,075 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

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



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

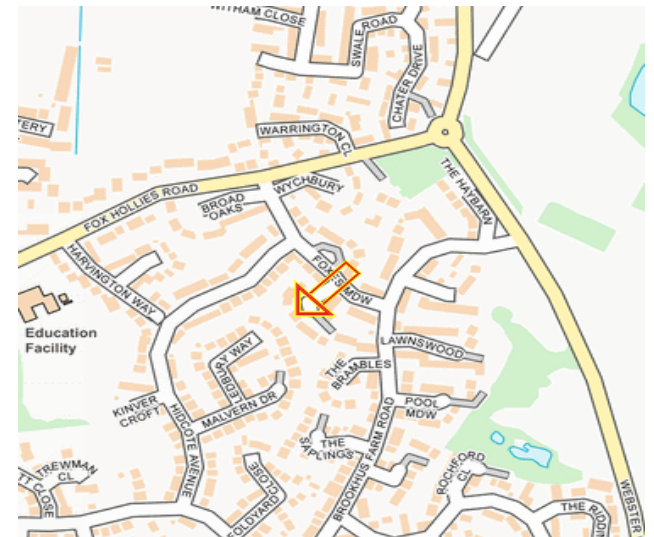
This floor plan is not drawn to scale and is for illustration purposes only



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