



Maplewood,
Sutton Coldfield, B76 1JX

Offers in Excess of £575,000

Occupying a coveted and rarely available position within the exclusive Maplewood cul-de-sac, this distinctive four-bedroom detached residence represents an exciting opportunity to acquire one of the area's signature Stubbins-built homes.

Set well back from the road behind a generous frontage, the property offers extensive driveway parking, a substantial double garage and the added certainty of no onward chain. The charming, characterful exterior opens into an impressively proportioned family home offering an abundance of space and versatility.

Two generous reception rooms provide excellent areas for both formal entertaining and relaxed family life, linked by double doors that can be opened to create one superb flowing living space. At the heart of the home is a sizeable fitted kitchen with ample room for everyday dining, complemented by a separate laundry room. A dedicated study provides an ideal space for home working, while a ground-floor WC completes the practical accommodation.

Upstairs, the spacious landing leads to four bedrooms. The principal bedroom benefits from extensive fitted storage and its own en suite, with the remaining bedrooms served by the family bathroom. The generous proportions throughout offer tremendous scope for modernisation and reconfiguration, allowing the next owner to create a truly exceptional long-term family home.

Outside, the property enjoys an established and private rear garden, surrounded by mature trees, hedging and planting. The generous plot provides plenty of room for entertaining, children's play and further landscaping, while the double garage and broad driveway offer excellent parking and storage.

Maplewood forms a discreet residential cul-de-sac within Walmley, Sutton Coldfield, convenient for Walmley Village, local shops, popular schools and transport connections. Wylde Green railway station is approximately 3km away, while the wider road network provides access towards Birmingham, the A38 and M6 Toll.

While the property would now benefit from a programme of renovation, its superb proportions, substantial plot and prestigious setting provide heaps of potential. This is an exclusive opportunity to restore and reimagine a wonderfully individual home in one of B76's most tightly held positions.

Tenure: We can confirm the property is Freehold.

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

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

Living Room 17' 3" x 12' 4" (5.25m x 3.76m)

Dining Room 18' 3" x 12' 4" (5.56m x 3.76m)

Kitchen 14' 3" x 14' 1" (4.34m x 4.29m)

Study 8' 7" x 7' 5" (2.61m x 2.26m)

Toilet

Laundry Room 7' 9" x 6' 4" (2.36m x 1.93m)

Bedroom One 12' 10" x 12' 1" (3.91m x 3.68m)

En-Suite 13' 0" x 5' 9" (3.96m x 1.75m)

Bedroom Two 12' 3" x 9' 2" (3.73m x 2.79m)

Bedroom Three 8' 9" x 7' 1" (2.66m x 2.16m)

Bedroom Four 10' 1" x 6' 11" (3.07m x 2.11m)

Bathroom 9' 8" x 6' 8" (2.94m x 2.03m)

Garage 18' 1" x 16' 10" (5.51m x 5.13m)

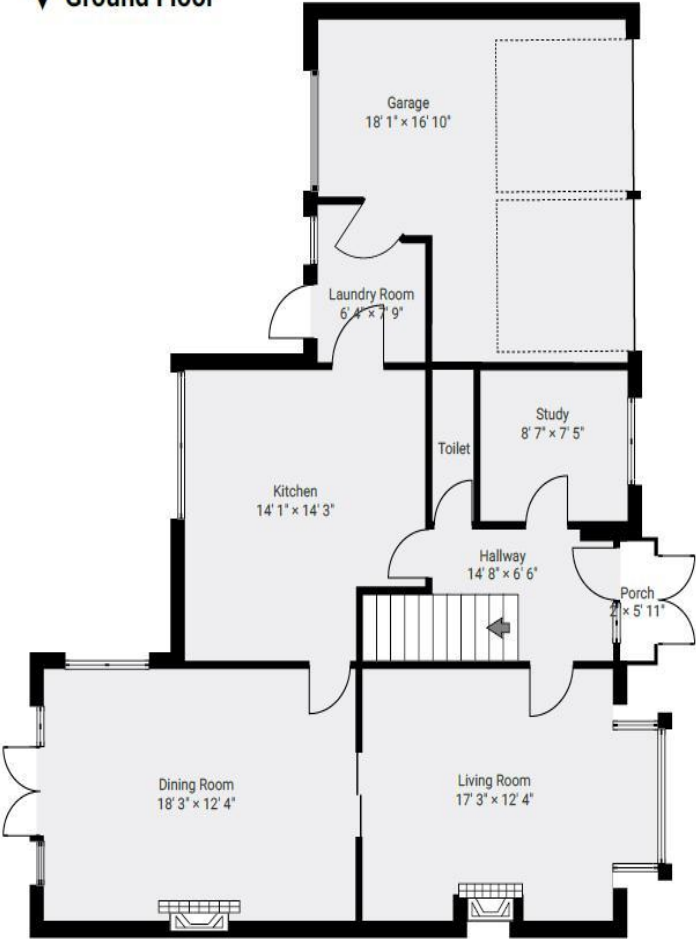




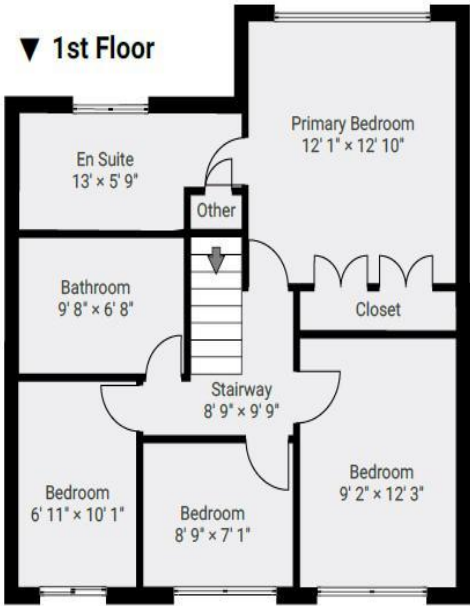
Floor Plan

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

▼ Ground Floor



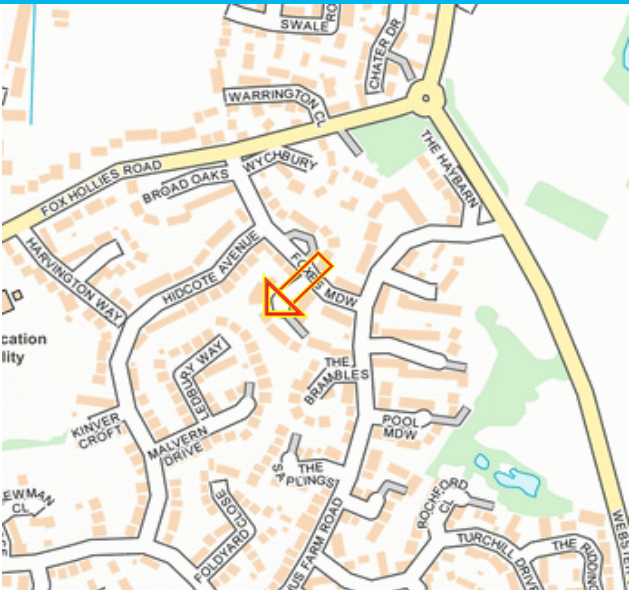
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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: 23rd July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.