



Maxholm Road, Streetly,
Sutton Coldfield, B74 3SU

£350,000

Situated on the sought-after Maxholm Road in Streetly, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families and buyers alike, benefiting from close proximity to reputable local schools, convenient public transport links, and a range of local amenities.

To the front, the property boasts a spacious garden along with a driveway providing ample off-road parking.

Internally, the accommodation begins with a porch leading into a welcoming entrance hall. The ground floor features a generous through lounge diner, complete with a bay window to the front and sliding patio doors opening onto the rear garden, allowing for plenty of natural light throughout.

The kitchen is fitted with a range of wall and matching base units, offering space for white goods and views over the rear garden. Additional ground floor benefits include a convenient WC and a full-length garage, providing excellent storage or further potential.

Upstairs, the property offers a bright and spacious landing leading to three well-proportioned bedrooms.

The bathroom is fitted with a bath, separate shower, and wash hand basin, complemented by a separate WC.

Externally, the rear garden provides a private and peaceful setting, featuring a patio area, lawn, and fenced boundaries with established flower borders.

Internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

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



Ground Floor Accommodation

Entrance Porch

Entrance Hall 6' 0" x 5' 11"
(1.83m x 1.80m)

Lounge/Dining Room 20' 11" x 11' 11"
(6.37m x 3.63m)

Kitchen 11' 6" x 9' 0"
(3.50m x 2.74m)

Inner Hallway

WC

Garage 24' 9" x 9' 9"
(7.54m x 2.97m)

First Floor Accommodation

Bedroom One 8' 10" x 10' 1"
(to wardrobe) (2.69m x 3.07m)

Bedroom Two 8' 8" x 12' 1" (max)
(2.64m x 3.68m)

Bedroom Three 8' 7" x 6' 8"
(2.61m x 2.03m)

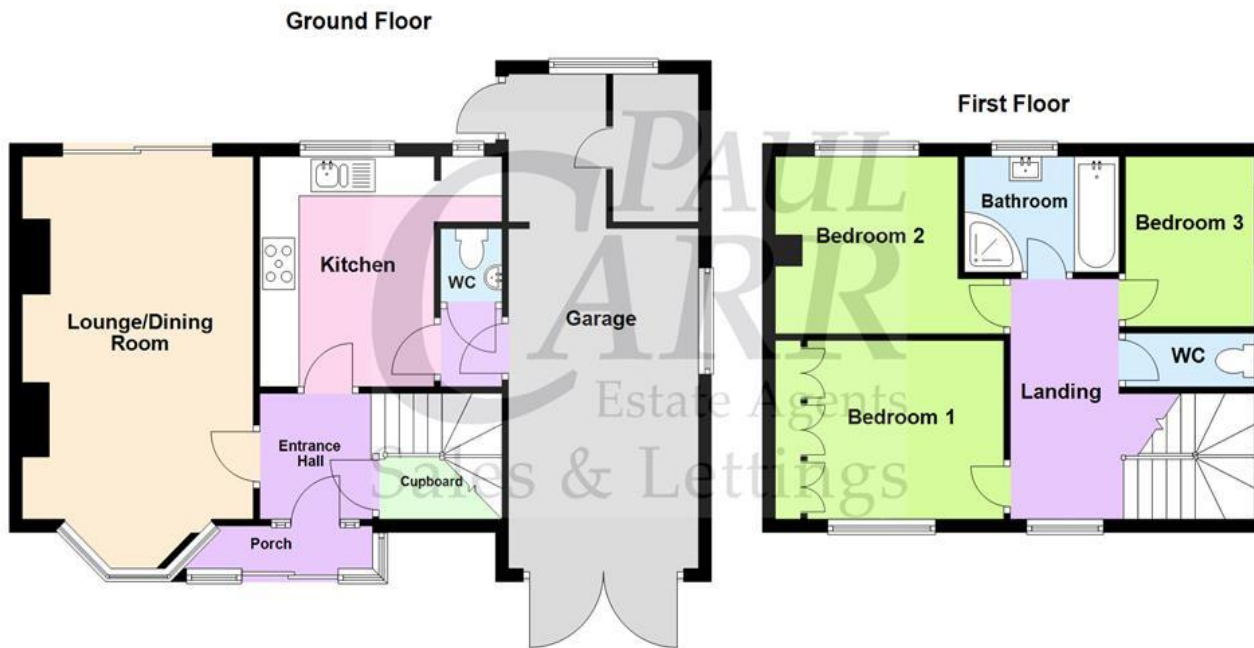
Bathroom 7' 11" x 5' 5"
(2.41m x 1.65m)





Floor Plan

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



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Plan produced using PlanUp.

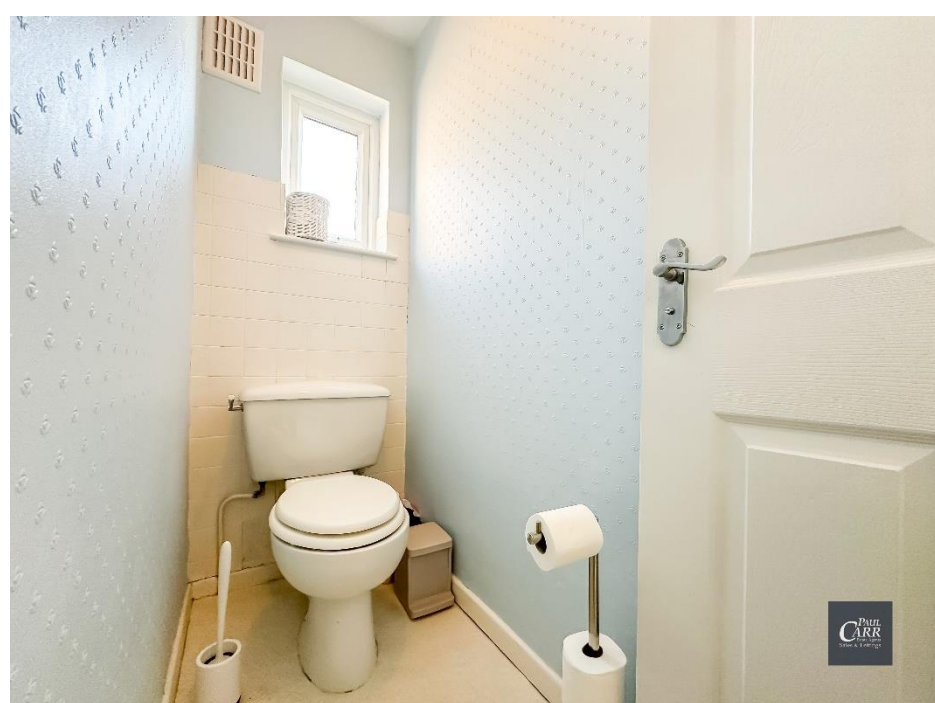
Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 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:

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.