



Maxholm Road, Streetly,
Sutton Coldfield, B74 3SU

£575,000

An Exceptional Four Bedroom Detached Family Home – Beautifully extended and Fully Renovated

Situated on the highly sought-after Maxholm Road in Streetly, this deceptively spacious, double storey extended four bedroom detached residence offers an outstanding level of accommodation throughout. Thoughtfully redesigned and comprehensively renovated by the current owners, the property effortlessly blends modern open-plan living with practical family space, creating a truly impressive home that must be viewed to be fully appreciated.

Upon approach, the property presents a modest frontage; however, internally it reveals an abundance of versatile living space. The ground floor briefly comprises a welcoming entrance porch leading into a generous hallway, a cosy snug/playroom to the front aspect, and a convenient guest WC. There is also a separate utility room and access to the garage, enhancing everyday practicality.

Stunning Open Plan Living Kitchen – The Heart of the Home

Undoubtedly the standout feature of this exceptional home is the magnificent open plan living kitchen/dining/lounge area to the rear. Beautifully designed with both style and functionality in mind, this expansive space is perfect for modern family living and entertaining alike.

The kitchen is fitted with a comprehensive range of high-end units, premium work surfaces, and integrated appliances, all finished to an impeccable standard. A central feature island provides both additional workspace and a natural gathering point, while the dining and lounge areas flow seamlessly, creating a sociable and light-filled environment.

Bi-fold doors span the rear elevation, opening out onto the landscaped garden and flooding the space with natural light, whilst also offering that sought-after indoor-outdoor living experience.

Upstairs, the property continues to impress with four well-proportioned double bedrooms.

The principal bedroom benefits from a stunning, contemporary en-suite shower room, finished to a high specification. The remaining bedrooms are serviced by a stylish family bathroom, while a useful dressing room located off the landing adds further practicality and luxury to the first floor layout.

Externally, the property enjoys a generous driveway providing ample off-road parking, along with access to the garage. To the rear, the beautifully landscaped garden offers a private and tranquil setting, featuring a paved patio area ideal for outdoor dining, a well-maintained lawn, and established flower borders with mature shrubbery.

The property has undergone an extensive programme of refurbishment, including replacement double glazing, a new roof, a new boiler and a full re-wire, ensuring peace of mind for prospective buyers.

Ideally located within close proximity to highly regarded local schools, amenities, and excellent public transport links, this outstanding home is perfectly suited to young and growing families.

Internal viewing is absolutely essential to fully appreciate the size, quality, and uniqueness of this superb family residence.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and 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 3' 10" x 2' 8" (1.17m x 0.81m)

Entrance Hall 14' 4" x 11' 0" (4.37m x 3.35m)

Open Plan Kitchen/Lounge/Dining Room 23' 9" (max) x 18' 6" (max) (7.23m x 5.63m)

Snug/Playroom 11' 6" x 8' 2" (max) (3.50m x 2.49m)

Utility Room 6' 1" x 7' 9" (1.85m x 2.36m)

Ground Floor WC 2' 6" x 6' 6" (0.76m x 1.98m)

Garage 11' 7" x 7' 2" (3.53m x 2.18m)

First Floor Accommodation

Bedroom One 14' 2" x 10' 2" (4.31m x 3.10m)

En-Suite 7' 2" x 7' 0" (2.18m x 2.13m)

Bedroom Two 10' 7" x 10' 9" (3.22m x 3.27m)

Bedroom Three 14' 2" x 8' 0" (4.31m x 2.44m)

Bedroom Four 9' 10" x 8' 6" (2.99m x 2.59m)

Dressing Room 8' 9" (max) x 6' 2" (max) (2.66m x 1.88m)

Family Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)





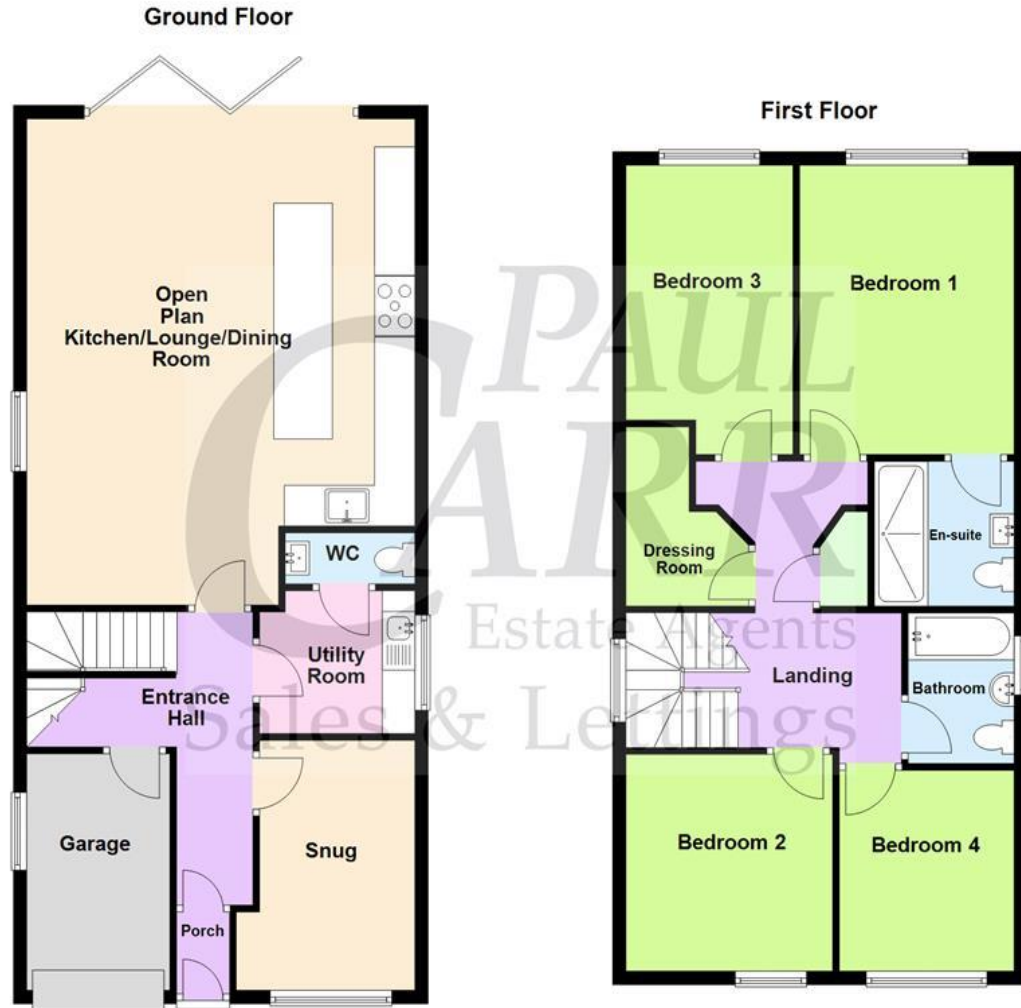






Floor Plan

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

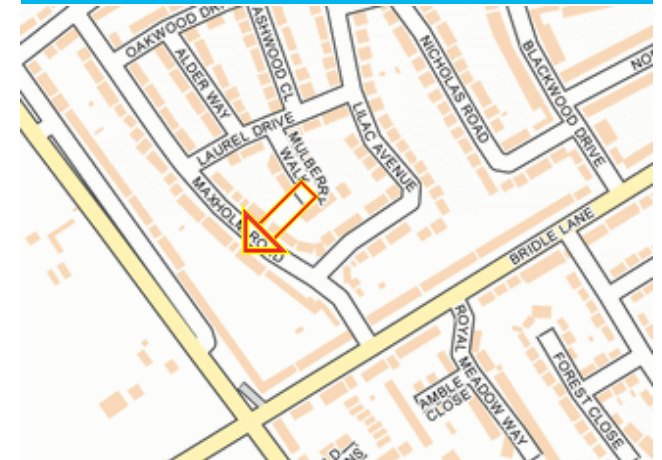


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Plan produced using PlanUp.

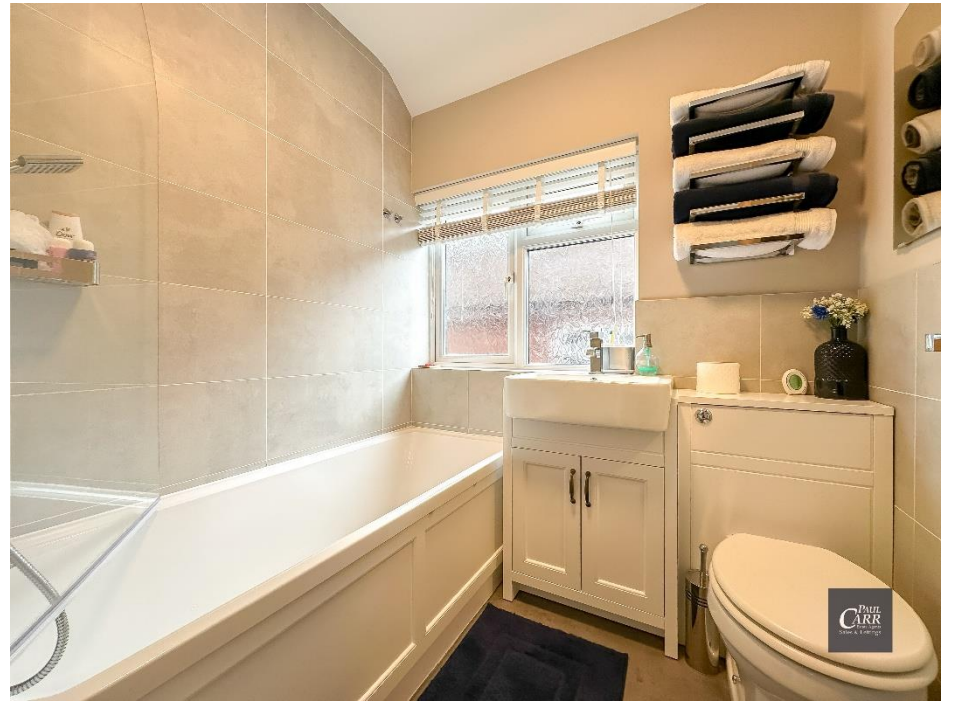
Energy Performance Rating

NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE

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.