



Maxholm Road, Streetly
Sutton Coldfield, B74 3SU

Offers Over £400,000

Situated on the highly regarded Maxholm Road in Streetly, this beautifully presented three-bedroom semi-detached family home has been significantly improved by the current owners and offers spacious, modern accommodation arranged over three floors. Finished to an excellent standard throughout, the property is ideally positioned for families, within close proximity to reputable local schools, public transport links, shops and everyday amenities.

The ground floor begins with a welcoming entrance hall and leads into an impressive open-plan kitchen and dining room, providing a superb space for family life, entertaining and everyday dining. A separate utility room offers valuable additional storage and space for appliances. To the rear is a generous lounge, enjoying pleasant views over the garden and creating a comfortable area in which to relax.

The first floor provides two well-proportioned double bedrooms, together with the family bathroom. A particularly useful feature is the study and office area incorporated into the landing, offering a dedicated workspace that is ideal for anyone working remotely or requiring a quiet area for studying. The loft has been thoughtfully converted by the current owners to create a stunning principal bedroom suite. This impressive space includes a dressing area, a private en-suite shower room and air conditioning, providing a comfortable and luxurious retreat throughout the year.

Outside, the well-maintained rear garden offers an attractive and private space for relaxing and entertaining. It features a paved patio area, a neatly maintained lawn and secure fenced boundaries.

Combining three genuine double bedrooms, versatile living accommodation and a number of carefully considered improvements, this excellent family home must be viewed internally to be fully appreciated.

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



Accommodation

Entrance Hall

7' 2" x 6' 1" (2.18m x 1.85m)

Lounge

15' 1" x 15' 6" (4.59m x 4.72m)

Kitchen/Dining Room

15' 3" (max) x 13' 11" (max) (4.64m x 4.24m)

Utility Room

5' 3" x 7' 5" (1.60m x 2.26m)

First Floor Landing

Bedroom Two

15' 7" x 11' 8" (4.75m x 3.55m)

Bedroom Three

13' 4" x 8' 7" (4.06m x 2.61m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Study Area

10' 0" x 6' 7" (3.05m x 2.01m)

Second Floor Landing

Bedroom One

25' 3" (max) x 13' 3" (max) (7.69m x 4.04m)

En-Suite Shower Room

9' 1" x 2' 11" (2.77m x 0.89m)

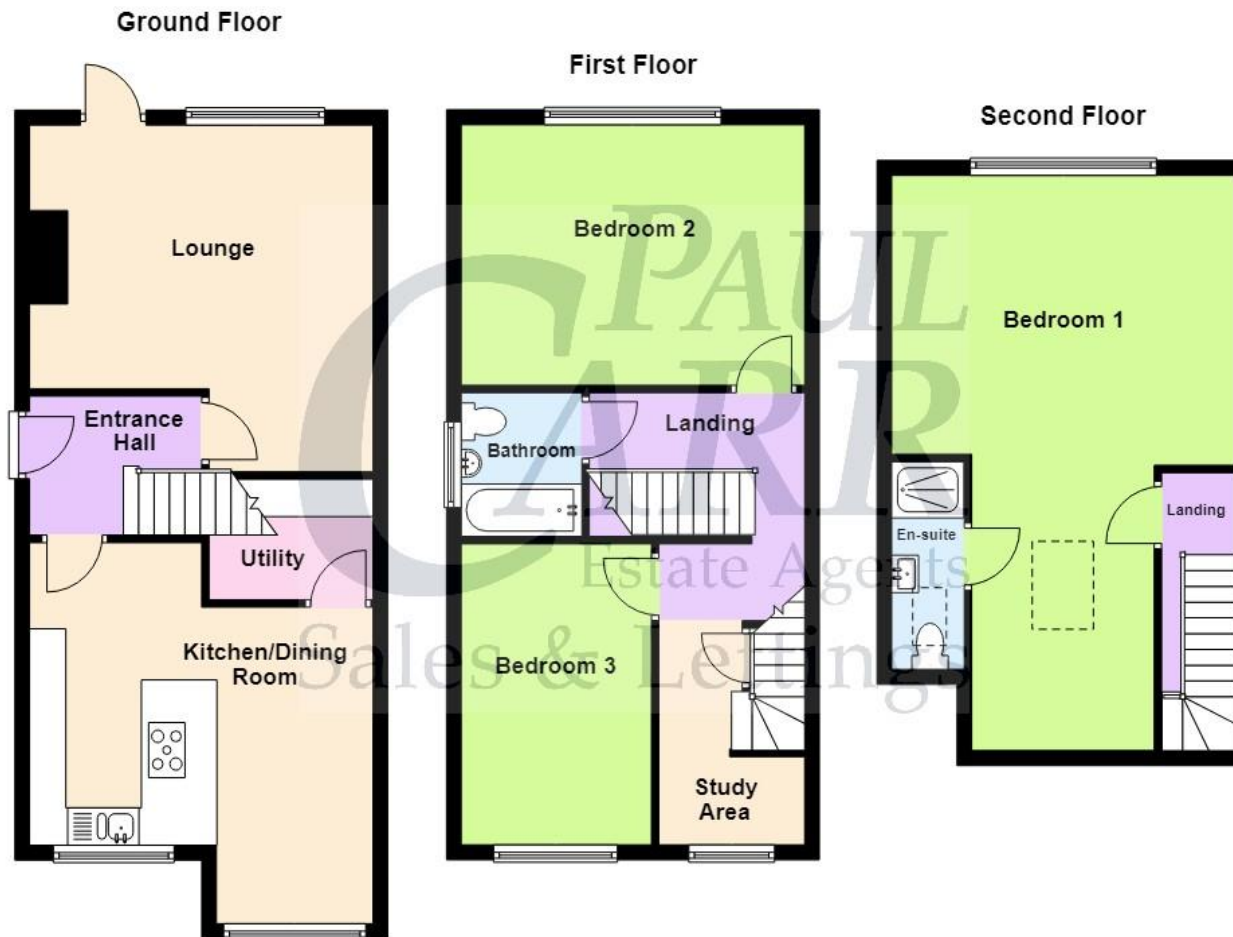






Floor Plan

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

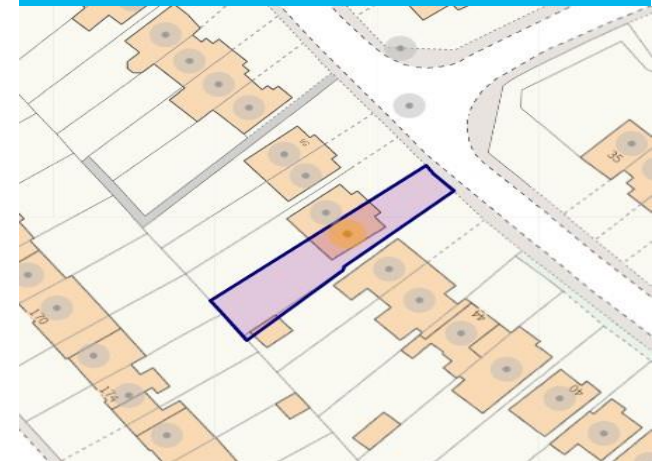


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Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

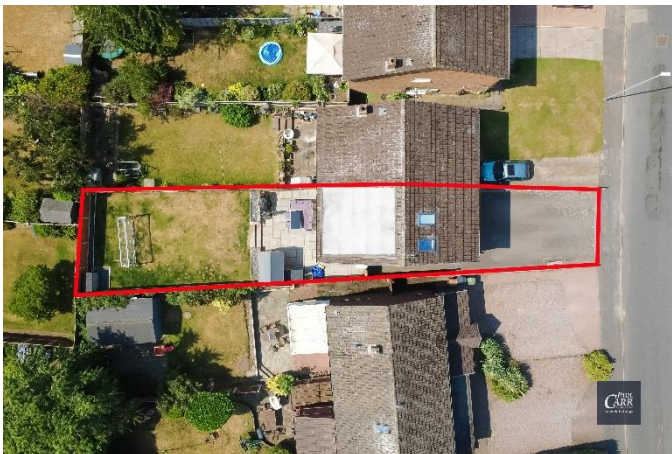
Map Location











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.