



Maxholm Road,  
Sutton Coldfield, B74 3SU

Offers in the Region Of £435,000

Paul Carr Estate Agents are pleased to present a rare opportunity to purchase this charming and extended detached family home, ideally situated in a sought-after Streetly location. Offering three double bedrooms, this spacious property also presents exciting potential for further expansion (subject to the necessary planning permissions).

The home is perfectly placed for access to well-regarded local schools (buyers should verify catchment areas), excellent amenities, and convenient transport links. Set back from the road behind a generous multi-vehicle driveway, the property boasts strong kerb appeal, giving an immediate sense of the quality within.

Upon entry, you are welcomed into a bright and spacious sitting room that provides flexible living space for the modern family, with stairs to the first-floor landing and access to a guest WC, formal lounge, and kitchen/diner.

The extended rear lounge is a standout feature of the home, offering a peaceful retreat with views over the private rear garden and a stylish feature fireplace as the focal point. The extended kitchen/diner is ideal for everyday family life and entertaining, fitted with a comprehensive range of matching wall, drawer, and base units, contrasting work surfaces, and a sink unit with drainer and mixer taps. Integrated appliances include an oven, hob, extractor, fridge, and freezer, with additional space and plumbing provided for both a dishwasher and washing machine. Upstairs, a spacious landing with loft access leads to three well-proportioned double bedrooms and a generously sized family bathroom. The loft is unusually spacious with a high roofline, offering excellent potential for conversion (subject to the relevant permissions). The bathroom is fitted with a modern four-piece suite comprising a low flush WC, pedestal wash basin, bath, and separate shower cubicle, finished with complementary wall tiling. Externally, the property features a large integral garage with a remote-controlled electric up-and-over door, a well-maintained front driveway with parking for multiple vehicles, and a beautifully presented rear garden.

Designed for easy maintenance, the garden offers a private and secure space with a lawned area, patio, and enclosed boundaries—perfect for entertaining and al-fresco dining. Offered for sale with no upward chain, this is a rare opportunity to acquire a spacious and versatile family home in a highly desirable area.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E

Services Connected: Gas, Electric, Water and Drainage.

Recently updated 5 year Electrical Safety Certificate (EICR)

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### Porch

2' 6" x 6' 2" (0.76m x 1.88m)

### Sitting Room

14' 1" max x 12' 0" max (4.29m x 3.65m)

### Extended Lounge

20' 9" max x 10' 4" max (6.32m x 3.15m)

### Extended Kitchen Diner

17' 2" max x 11' 9" max (5.23m x 3.58m)

### Guest wc

7' 11" x 3' 2" (2.41m x 0.96m)

### First Floor Landing

### Bedroom 1

14' 2" max x 11' 0" max (4.31m x 3.35m)

### Bedroom 2

12' 3" x 8' 1" (3.73m x 2.46m)

### Bedroom 3

12' 1" max x 8' 1" max (3.68m x 2.46m)

### Family Bathroom

10' 10" x 8' 0" (3.30m x 2.44m)

### Garage

15' 2" x 7' 7" (4.62m x 2.31m)

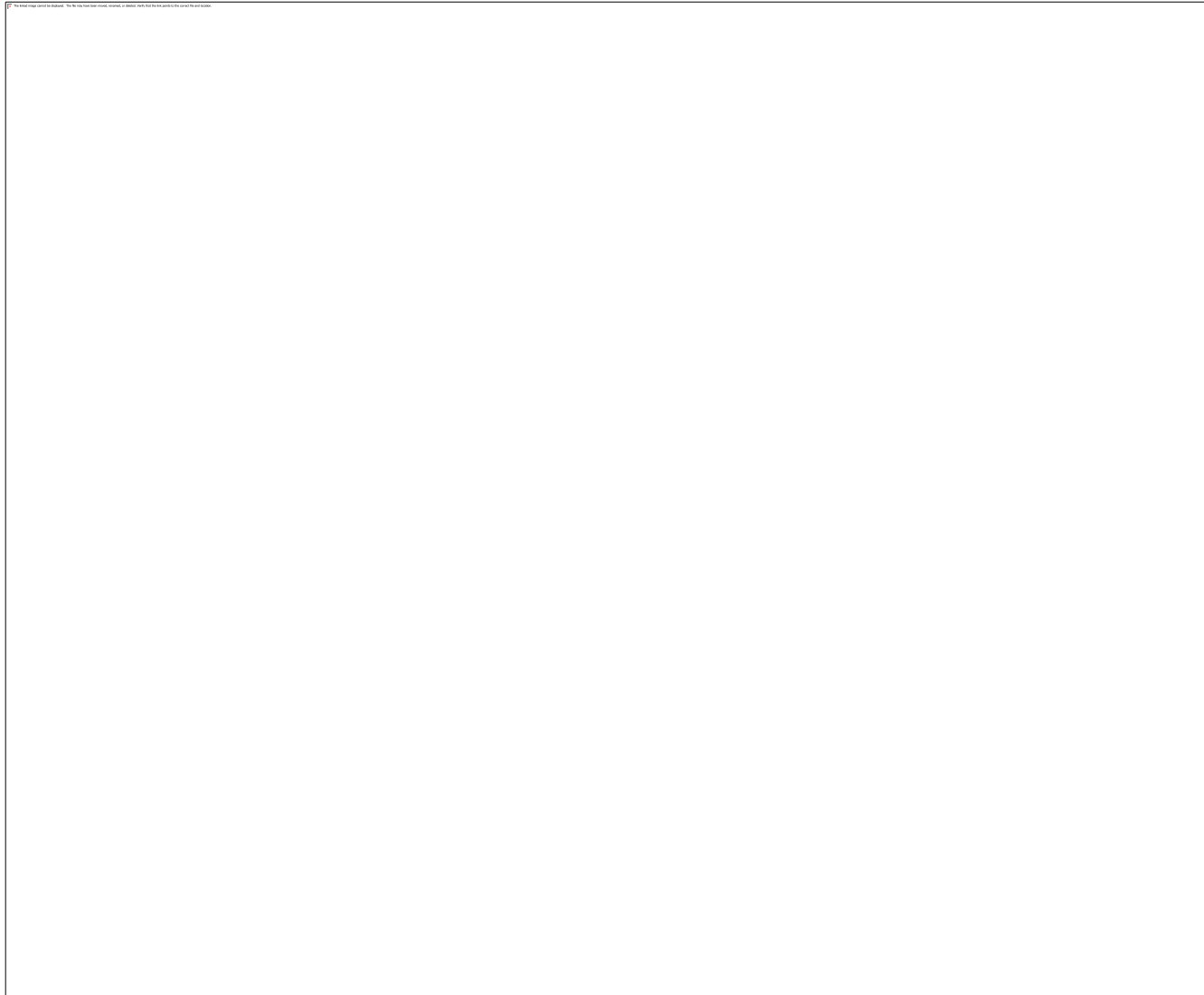






# Floor Plan

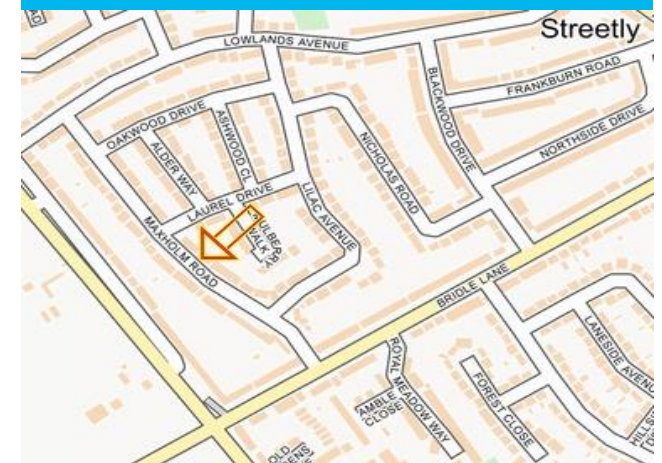
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 67 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: 17th October 2024