



271 Monument Road

Birmingham, B16 8XF

Andrew Grant

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4 Bedrooms 3 Bathrooms 3 Reception Rooms

A substantial period home near Birmingham City Centre with flexible living arrangements, garden and annexe, offering outstanding potential for family use, investment or business.

- Substantial period property offering flexible accommodation over three floors with a separate annexe.
- Adaptable for family use, HMO investment or as separate dwellings.
- Attractive private garden with lawn and mature surroundings.
- Driveway providing valuable off-road parking.
- Highly convenient location close to Birmingham City Centre, schools, shops and transport.

This impressive property on Monument Road presents an exceptional opportunity in a prime Birmingham location. Currently arranged as two self-contained flats and an annexe, it offers flexible options for those seeking a large family home, investment or a combination of uses. The layout includes a one bedroom flat, three bedroom flat and a separate one bedroom annexe at the rear. With generous accommodation across three floors, the property provides spacious reception rooms, multiple kitchens, bathrooms and shower rooms, alongside an attractive private garden and driveway. Buyers may wish to convert the main house back into a substantial single dwelling, with the annexe providing an ideal office or studio. Alternatively, the property could be retained in its existing configuration, offering income from separate units, or adapted further for shared living as a house in multiple occupation. Its scale, position and versatility make it an attractive option for both homeowners and investors.

2691 sq ft (226 sq m)





The kitchen

The principal kitchen is a bright and well-proportioned space, featuring fitted units, ample work surfaces and a dual aspect. Its size and position make it highly practical for daily family use, with direct access to reception areas and plenty of scope for dining.



The dining room

The dining room is positioned at the front of the ground floor and provides generous proportions suitable for formal or informal dining. With high ceilings, wooden flooring and a large window overlooking the frontage, it is an inviting space for entertaining or family gatherings.



The living room

The main living room is spacious and elegant, benefitting from tall windows that bring in natural light. With a central fireplace and high ceilings, this room is well suited for everyday living as well as entertaining.





The utility and shower room

The property includes a ground-floor shower room and utility finished with modern fittings, providing convenience for residents and guests. Its location makes it highly practical for use across multiple floors and is access through the dining room.





The first floor kitchen

The first floor includes a well-planned kitchen fitted with units, worktops and integrated oven with hob. A large sash window provides natural light and an attractive outlook, while the layout offers practical space for everyday cooking and storage.



The first floor bedrooms

The first floor offers three generously proportioned bedrooms, each with character features and large sash windows. Together they provide excellent accommodation with space for double beds, storage and versatile use as guest rooms or study areas. Their layout and scale make this floor highly practical for a range of living requirements.



The bathroom and shower room

The first floor includes both a family bathroom and a shower room, providing excellent facilities for modern living. The bathroom is fitted with a bath and overhead shower while the additional shower room adds flexibility.





The second floor

The second floor provides a highly versatile layout including a spacious double bedroom with sloping ceilings, roof windows and exposed brickwork, together with an adjoining reception room featuring a fireplace and generous proportions. This floor offers scope as a private suite, additional living space or a combination of bedroom and study.





The annexe

The separate annexe at the rear provides a self-contained one bedroom flat, currently rented out at £650pcm, with its own kitchen, reception space, bathroom and mezzanine area. Offering independent accommodation, it is well suited for use as a tenant flat, guest suite or, if preferred, converted into a home office or studio. Its private access and garden outlook enhance both flexibility and appeal.





The garden

The garden is a private outdoor retreat with lawn, mature planting and space for seating. Its depth and seclusion offer an excellent environment for relaxation and recreation.





The driveway and parking

The property includes a front driveway providing valuable off-road parking. This practical feature enhances accessibility and convenience in this central location.

Location

Monument Road is exceptionally well placed for access to Birmingham City Centre, offering a blend of residential tranquillity and urban convenience. The property lies within walking distance of the city's wide range of amenities including shopping centres, entertainment venues, restaurants and cultural attractions. For everyday needs, local shops and services are readily available nearby.

Families are well served by local schooling with a selection of primary and secondary schools in the vicinity, as well as access to colleges and further education establishments within Birmingham.

Transport links are excellent, with nearby bus routes providing regular services into the city and surrounding districts. Birmingham's mainline stations, including New Street and Snow Hill, are easily accessible and offer direct connections to destinations across the UK. Road links are equally strong, with easy access to the A38 and A4540 Middleway connecting to the motorway network.

Recreational opportunities are plentiful, with local parks and green spaces providing outdoor leisure, while Birmingham's canal network and attractions such as Brindleyplace and the Jewellery Quarter are close by. The area also benefits from proximity to medical centres, gyms and community facilities, ensuring residents have everything they need within easy reach.

Services

Services are TBC.

Council Tax

The Council Tax for both flats in the main house are Band B

The Council Tax for the annexe is Band A



Monument Road, Birmingham, B16

Approximate Area = 2433 sq ft / 226 sq m

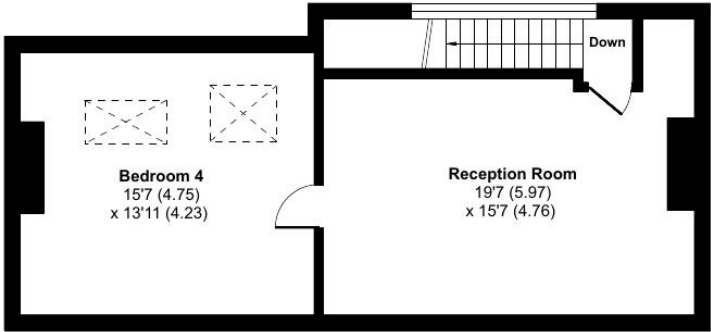
Annexe = 258 sq ft / 23.9 sq m

Total = 2691 sq ft / 249.9 sq m

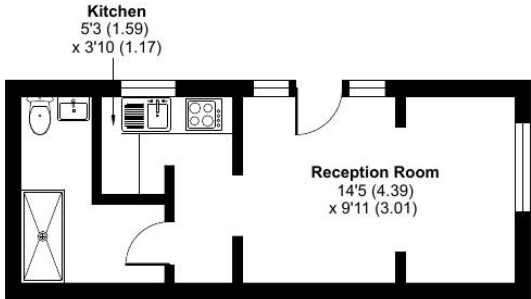
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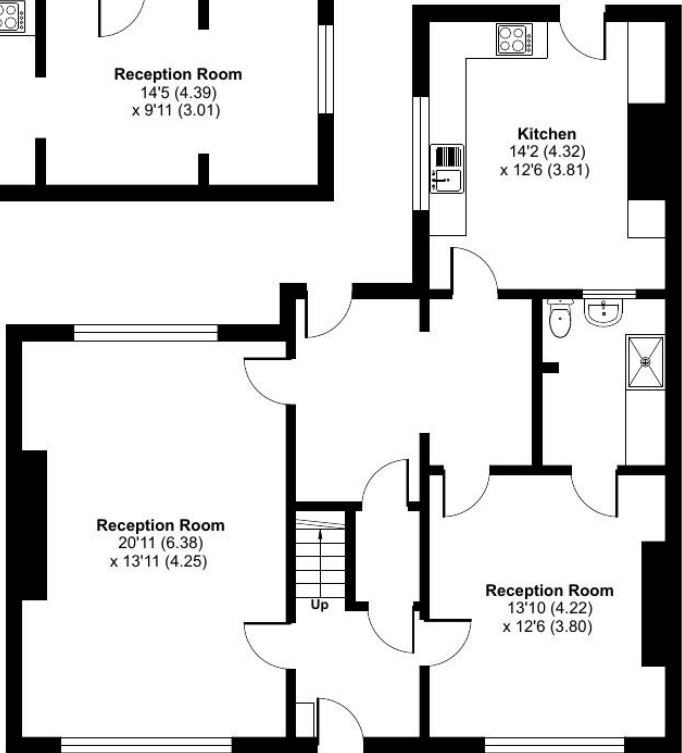
MEZZANINE



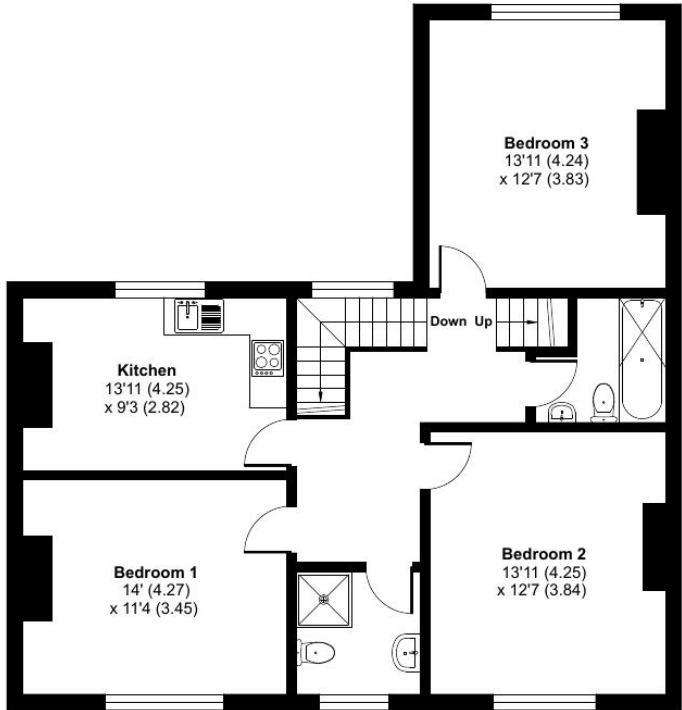
SECOND FLOOR



ANNEXE



GROUND FLOOR



FIRST FLOOR

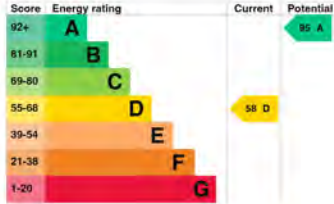
Flat 1



Flat 2



Annexe



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1330059



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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