



19, MONMOUTH DRIVE
SUTTON COLDFIELD - OFFERS OVER £825,000

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Why this home is Chosen...

Situated on the sought-after Monmouth Drive, this 5-bedroom detached house offers modern family living in a prime location. The property has been completely renovated by the current owners offering stylish and practical interiors. With its proximity to the centre of Sutton Coldfield and the sports facilities down the road at Wyndley Leisure Centre, excellent school catchment, including both infamous Sutton Grammar Schools. The convenience of Sutton Park is on your doorstep, offering beautiful walks and range of cafes and restaurants, this property epitomizes modern suburban living. Furthermore it boasts an excellent position for commuters travelling into Birmingham City Centre or Lichfield City.



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Oozing with luxury

The spacious living areas provide a welcoming atmosphere for family gatherings and entertaining guests. The kitchen, with modern grey units and light quartz worktops, is the hub of the home with a functional central island and fitted double ovens, fridge freezer and dishwasher for ease and convenience. With a pantry off the kitchen leading to a useful side space giving rear access to the garden and front access to the garage, offering copious storage for busy family life!

Featuring five bedrooms, this house is ideal for a growing family or those who appreciate ample space. The master bedroom comes complete with stunning views over the rear garden providing a private retreat within the home.



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Stepping Outside...

The property benefits from superb views over Sutton Park and an excellent sized driveway, providing ample parking space for multiple vehicles. The well-maintained exterior enhances the curb appeal, from that of a traditional family home. The garden offers a great space for entertaining with a patio area leading out from the kitchen and steps leading onto the cleverly zoned areas, each with practicality in mind. This garden is ideal for growing children who like to play sports and explore. To the rear and tucked away privately is a stunning pergola, ideal for a glass of wine at the end of the day.

Located in close proximity to Sutton Coldfield town Centre, residents can enjoy convenient access to shops, restaurants, and recreational facilities just a short walk away. The property is also within an excellent school catchment, making it an ideal choice for families.



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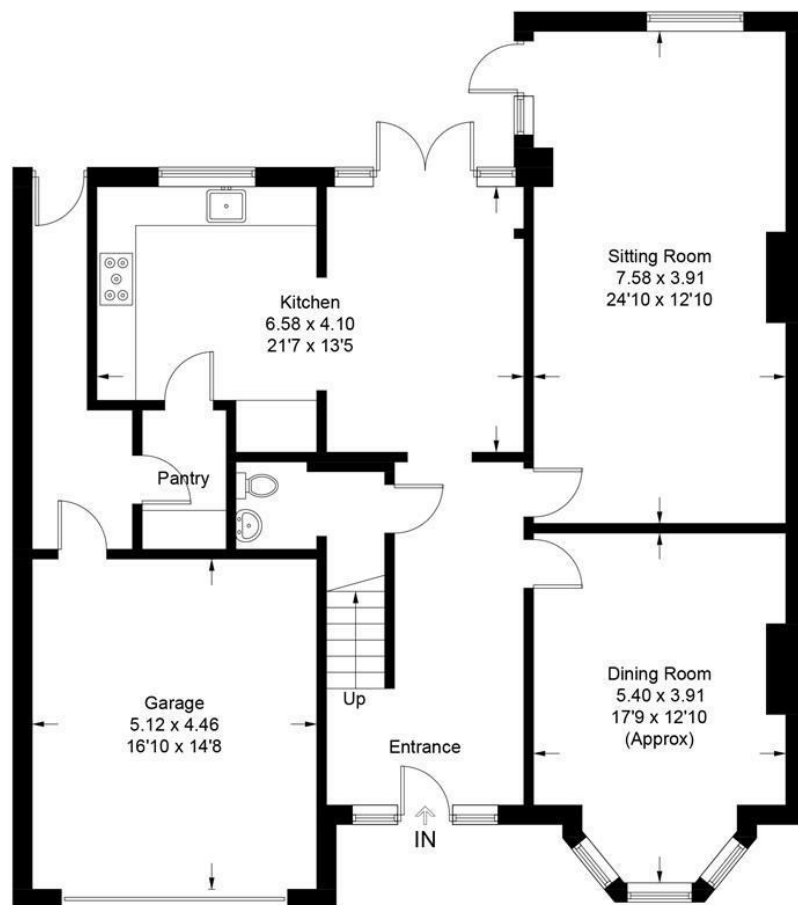


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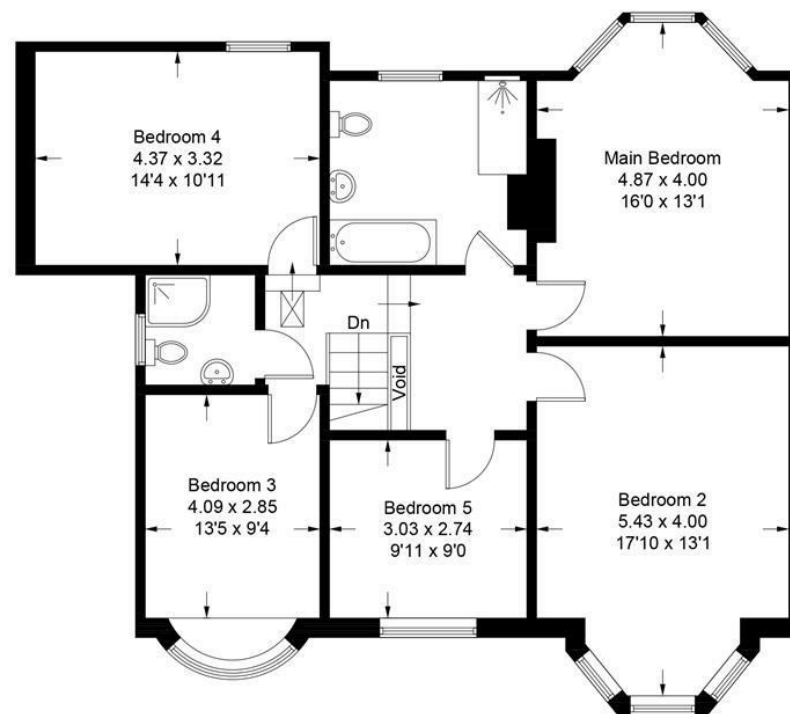
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19 Monmouth Drive, B73 6JQ

Approximate Gross Internal Area = 222.8 sq m / 2398 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094236)

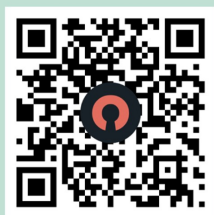
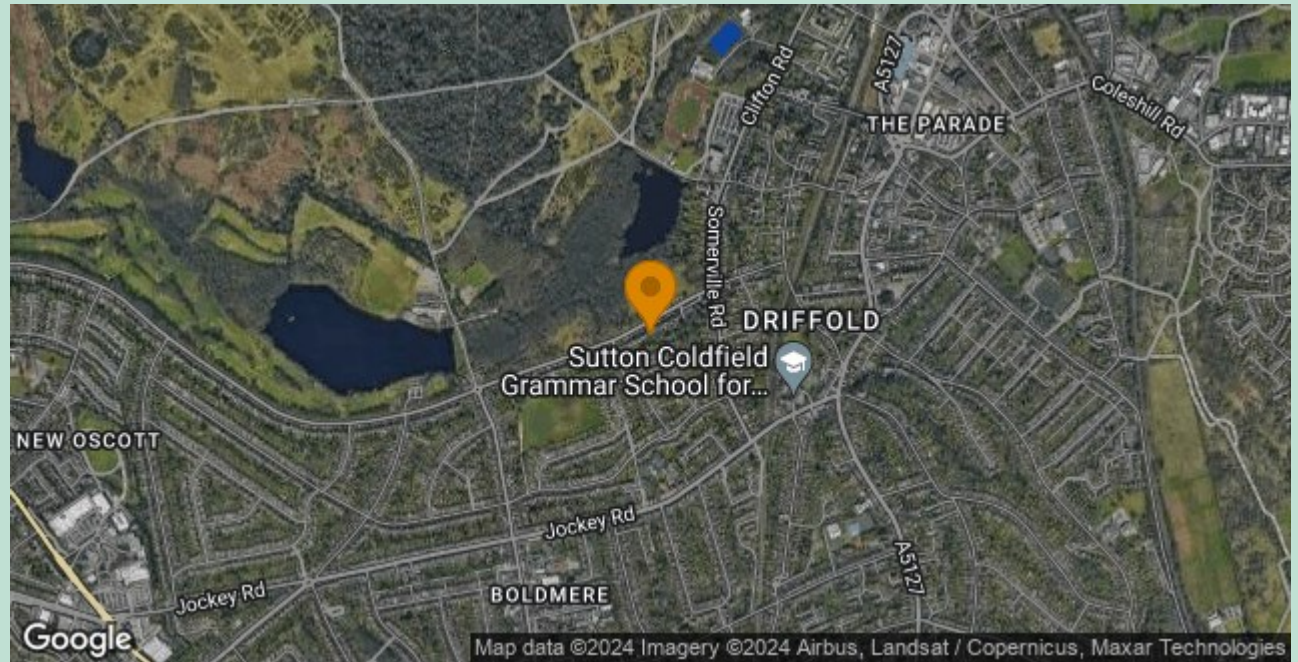
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Enquiries

19 Monmouth Drive is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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