



Monmouth Drive,
Sutton Coldfield, B73 6JX

£700,000

- **SUPERBLY LOCATED WELL PROPORTIONED DETACHED PROPERTY**
 - **FOUR GOOD SIZED BEDROOMS**
 - **GENEROUS LOUNGE AND SEPARATE DINING ROOM**
 - **KITCHEN WITH PANTRY, UTILITY ROOM AND WC OFF**
 - **FABULOUS MATURE GARDEN AND PATIO**
 - **FAMILY BATHROOM AND ENSUITE SHOWER ROOM**
 - **ENVIABLE VIEWS ONTO SUTTON PARK**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES, PLUS GARAGE AND SECURE GATED PARKING TO THE SIDE**

This well proportioned superbly located traditional style four bed detached property occupies a desirable situation set within close proximity of local shops and schools with an enviable view onto Sutton Park. Set behind a generous driveway providing off road parking for multiple vehicles along with garage access and having secure side gates to additional parking. The internal accommodation is accessed via a secure porch and fabulous hall with parquet flooring having doors off to a well proportioned lounge, separate dining room and kitchen with pantry, utility room and guest wc. To the first floor there are four good size bedrooms, a family bathroom and en-suite shower room.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F and payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 6.05m (19'10") max x 3.94m (12'11")

Dining Room 4.09m (13'5") x 3.94m (12'11")

Kitchen 3.59m (11'9") max x 3.10m (10'2")

Pantry 1.52m (5') x 0.74m (2'5")

Boiler Room

Utility Room 3.36m (11') x 2.33m (7'8")

WC

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Landing

Bedroom 1 4.51m (14'10") x 3.94m (12'11")

En-suite Shower Room

Bedroom 2 4.88m (16') x 3.94m (12'11") plus 0.06m (0'2") x 0.06m (0'2")

Bedroom 3 3.10m (10'2") x 2.87m (9'5")

Bedroom 4 4.63m (15'2") x 2.18m (7'2")

Bathroom

Garage





Floor Plan

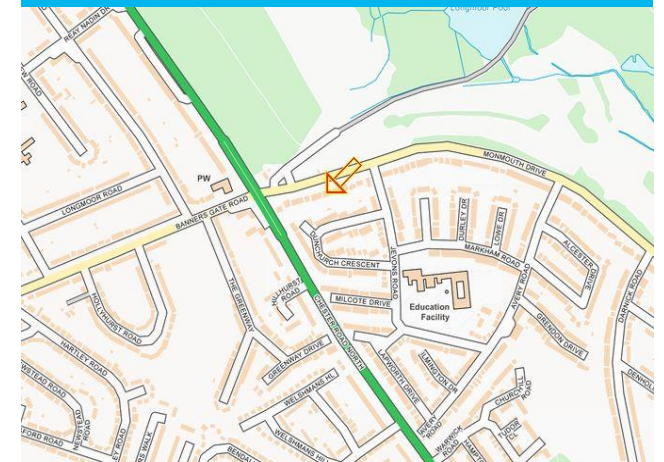
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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: 8th May 2024